Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1918
Smugglers Cottage, 36 Church Street, Steyning, West Sussex, BN44 3YB

DESCRIPTION:
Replacement of existing roof tiles and associated lead soakers/flashings including any rainwater goods and flat roof coverings to the dormers. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Steyning Neighbourhood Development Plan 2019 – 2031
Policy SNDP2 – Responsible Environmental Design
Policy SNDP3 – Contribution to Character

Parish Design Statement:
None

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
Conservation Officer: No objection

Parish Comments:
None received

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Paragraph 212 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 213 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

This application seeks listed building consent for the replacement of existing roof tiles and associated lead soakers/flashings including any rainwater goods and flat roof coverings to the dormers.

The submitted planning statement explains that the main dwelling was originally thatched which was replaced with machine made clay tiles and the roof of dormer finished in felt. The Cottage has a single storey rear kitchen extension, approved under planning permissions DC/17/1638 and DC/17/1639, which has a lead roof.

The pitched roof on the main dwelling is in poor condition, while attempts have been made to replace individual damaged tiles this has often led to the damage or loss of adjoining fragile tiles. The tiles have fallen into the garden and the roadside causing danger to the occupiers and the public.

During the course of this application, the roof materials for the dormer has been amended from felt to lead instead. This is as a result of the Council's Conservation Officer raising concerns that the mineral felt or single ply membranes are conspicuous as modern materials and do not reflect traditional detailing that should be expected on a building of this age and quality.

Following consultation with the Council's Conservation Officer, it is viewed that the revisions would ensure that the work is appropriate in maintaining the historic and architectural special interest of the listed building. Therefore, the reroofing of the main dwelling and the associated works are understandable and acceptable.

The proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1918

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Design & Access Statement	Heritage	NONE	08.01.2026
Supporting Statement		NONE	21.11.2025
Location plan		NONE	21.11.2025
Block plan		NONE	21.11.2025
Elevation plan	South	03	21.11.2025
Roof plan		NONE	08.01.2026
Location plan		NONE	21.11.2025
Elevation plan	Side	04	21.11.2025
Elevation plan	North	02	01.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 26.01.2026