Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0564
103 High Street, Billingshurst, West Sussex, RH14 9QX

DESCRIPTION:
Removal of the remains of a dilapidated side wall to front elevation (Listed Building Consent)

RELEVANT PLANNING HISTORY:

CA/25/0018	Fell 1x Elder (Works to Trees in a Conservation Area)	Application Permitted on 26.03.2025

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

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

Billingshurst Neighbourhood Plan 2019 - 2031
Policy Bill 2 – Housing design and character

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:
One representation was received, objecting as the wall has been allowed to become dilapidated and fail. The wall has a matching feature on the other side of the house and has a gentle curved shape until the road, where there was a column with a typical capping feature. The site is within a conservation area and period details should be retained.

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 (2024) 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 are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Furthermore, development are required to 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;

103 High Street is an early nineteenth century grade 2 listed dwelling that fronts but is slightly set back from the High Street with a low brick wall to the front and a taller, curved wall to each side forming a front garden. The property is also within the Billingshurst Conservation Area. The application seeks Listed Building Consent for the removal of the remains of a dilapidated side wall to the front elevation.

The position, height and materials of historic boundary treatments separates public and private space and enables an understanding of how occupiers wanted their building to be viewed, indicating how space was utilised. While there would be a preference for the wall to be retained it is considered that retention of the front and other side wall would still enable the front garden to be appreciated as a private garden space which is clearly separated from the High Street. It also appears that the wall to be removed is a more modern addition which in itself would not have particular historic merit or significance.

It is therefore considered that removal of the wall in question would not dilute the special interest of the listed building, and the proposal would not impact 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.

Plans list for: DC/25/0564

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	04.04.2025

Location plan		NONE	04.04.2025
Site plan		NONE	15.04.2025
Plans	Existing	NONE	15.04.2025
Plans	Proposed	NONE	15.04.2025
Photos	x 6	NONE	04.04.2025
Design & Access Statement	and Heritage	NONE	04.04.2025
Supporting Docs	Cover letter	NONE	04.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 03.06.2025

Authorising Officer sign/initial Guy Everest Date: 10.06.2025