DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0346
Swains, Marlpost Road, Southwater, West Sussex, RH13 9BY

DESCRIPTION:
Reinstatement of partition wall to ground floor. Creation of ground-floor bathroom. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

SQ/64/93	Erection of garage & store Site: Swaines Bonfire Hill Southwater	Application Permitted on 06.08.1993.

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

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

Southwater Neighbourhood Development Plan (2019-2031):
SNP16 - Design

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:

HDC Conservation: No Objection
The comprehensive heritage statement describes the significance of the listed building and the impact of the proposed internal alterations. I am content the proposed alterations will not harm the special interest of the listed building and its historic spatial arrangement will remain appreciable. I am satisfied no detailed conditions are required in this case.

Parish Comments:
No Objection.

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 205 of the NPPF (2023) 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 206 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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Swains is a Grade II listed cottage located on Marlpost Road in Southwater. The proposal seeks to reinstate a partition wall to the ground floor and create a ground-floor bathroom. The Conservation Officer had no objection to the proposed alterations as these are not considered to harm the special interest of the listed building and the historic arrangement would remain appreciable. The proposed alterations are therefore considered to preserve the historic interest of the Grade II listed cottage, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **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.

3 **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).

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/24/0346

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing and Proposed Floor plans	2301SW_R0.0_000	01.03.2024
Design & Access Statement	and Heritage	none	01.03.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 16.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.04.2024