Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0409
64 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
Repair and partial rebuild to existing chimney stack to the rear of the property and associated internal works to the fireplace and living room wall (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/14/1864	Installation of air conditioning system (Listed Building Consent)	Application 23.10.2014	Permitted on
DC/08/2490	Repairs/maintenance and re-decoration externally and internally to retail shop and ancillary areas (Listed Building Consent)	Application 12.02.2009	Permitted on
ST/25/88	C/u from printing works to wedding arrangement agency Comment: Rear of no. 64 (From old Planning History)	Application 07.05.1988	Permitted on

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

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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to 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:
HDC Conservation Officer: No Objection

Parish Comments:
No Objection subject to consultation with a structural engineer and the neighbours of 58-62

Representations:
One representation received from a neighbouring property:
'Fully support the need to repair/replace the chimney but I have concerns as I own 58-62 High Street and the chimney is attached to my building. Does this require a party wall agreement? I also have concerns over the stability of 64 High Street as over the last few years the roof structure has been

leaning more and more. It is now 'resting' against my north gable. Perhaps a structural engineer needs to be involved.'

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."

64 High Street, currently Martins Newsagent, is located the northeast side of Steyning High Street within the Steyning Conservation Area. 64 High Street is a Grade II listed building. This listed building consent application concerns the external rear chimney stack and internal chimney breast/ fire place and alcove walls either side of chimney breast/ fireplace.

The chimney stack to the rear roof slope of the property is clay brick built originally lime mortar and is currently in poor condition. The internal chimney breast/ fire place and walls are lime plastered and are currently in poor condition and soaking wet from water ingress from outside chimney stack.

It is proposed to re-build the chimney stack, reusing original bricks, lime mortar. Internally remove all damaged lime plaster and allow to dry out. Plaster using lime plaster. This application has been consulted with the HDC Conservation Officer who commented with no objection. The proposed repairs are necessary and considered proportionate, and it is considered that the proposed work will result in a benefit to the listed building through preservation and repair of historic fabric. No detailed conditions are considered necessary in this case.

A neighbouring property commented in respect of party wall matters and is a party wall agreement required. It should be noted that party wall matters are not dealt with by the planning department and the neighbour would need to take out a private agreement with the applicant or through a solicitor if required. The building regulations department deal with any structural considerations.

The proposed development 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

Reason: 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).

INFORMATIVE
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0409
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.03.2024
Photos	Chimney, as existing	NONE	14.03.2024
Supporting Statement	Heritage	NONE	14.03.2024
Design & Access Statement		NONE	14.03.2024
Block plan		NONE	05.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 31.05.2024