Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0791
Medlars, Swallows Lane, Dial Post, West Sussex, RH13 8NN

DESCRIPTION:
Erection of fence (Retrospective). Erection of a Garden Room and a Tractor shed. Refurbishment of existing annex to include; new roof structure and covering and new external timber cladding and internal alterations. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/23/2320	Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application)	Application 10.04.2024	Permitted on
DC/23/2321	Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Listed Building Consent)	Application 10.04.2024	Permitted on

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

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

West Grinstead Neighbourhood Plan (2019-2031)

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, condition recommended.

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 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 District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Medlars is a detached dwelling located outside the built-up area in Dial Post on the south-west side of Swallows Lane. The dwelling benefits from a sizeable curtilage, with many trees and hedges along the boundary. Medlars is a Grade II listed building which has undergone several phases of alteration and extension in the past. The List Description states: -

C17 timber-framed cottage with plaster or painted brick infilling. Tiled roof. Casement windows. Two storeys. Two windows.

The fencing has been installed primarily to the frontage of the site. While the fencing has an overtly suburban character it is considered that the site and wider surroundings are not so sensitive to change that the metal fence could not be successfully added to the street scene. The boundary treatment is considered in this instance to be appropriate and has had no adverse impacts on the setting of the listed building or the character or appearance of the wider area.

The proposed tractor shed would be located to the north-eastern boundary of the site, with the proposed garden room being located to the south of the site. It is considered that taking into account the proposed siting, which ensure no intervisibility with the listed building, the proposed scale and design would not be incongruous, with the buildings therefore appropriate in the setting of the listed building.

The proposed works also entail the refurbishment of an existing building which provides an annexe, with these works including a new roof structure, external cladding and insulation. The scale, form and design would remain in the manner of an ancillary outbuilding sited amongst the existing cluster of development in close proximity to the main dwelling. It is considered the works would have a neutral impact on the setting of the listed building, with no adverse impacts identified.

For the reasons outlined, the proposed works 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 **Pre-Commencement (Slab Level) Condition**: No works above ground floor slab level shall take place until drawings to a scale not smaller than 1:5 fully describing roof details, including sections through the eaves and verges, have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with the approved details.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and 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).

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

Reason: To ensure that the significance of the designated heritage asset, and 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).

Plans list for: DC/24/0791
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		471_PL01 REV A	25.06.2024
Elevation & Floor plan	Proposed Tractor Shed	471_PL02	23.05.2024
Elevation & Floor plan	Proposed Garden Room	471_PL03	23.05.2024
Elevation & Floor plan	Proposed Annex	471_PL04	23.05.2024
Elevation plan	Existing Annex	0923-EA2-AE100-A2	23.05.2024
Floor plan	Existing Annex	0923-EA2-GF50-A2	23.05.2024
Roof plan	Existing Annex	0923-EA2-FF50-A2	23.05.2024
Supporting Statement	Bat Survey	23-127-BS REV 1	23.05.2024
Design & Access Statement	and Heritage	none	23.05.2024

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	29.07.2024
Authorising Officer sign/initial	Guy Everest	Date:	30.07.2024