



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0839

Stubbons, Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3DN

DESCRIPTION:

Internal and external alterations and replacement of internal boiler with an external boiler. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/0161

Replacement of 2no windows (Listed Building Consent).

Application Permitted on
05.05.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan (2031):

Policy RNP6

Rudgwick Parish Design Statement

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 Design and Conservation: No objection, conditions recommended.

Parish Comments:

No objection provided the HDC Conservation Officer is content that the alterations are in keeping with the listed building status of the dwelling.

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 208 of the NPPF states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.

Paragraph 213 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Stubbons is a Grade II Listed Building listed on the 22.09.1959, with the list description stating:-

C16 timber-framed building with plaster and painted brick infilling, also curved braces on first floor. Tiled roof. Casement windows. Two storeys. Four windows.

The application seeks listed building consent for internal and external alterations, which include the replacement of an internal boiler with an external boiler. It is considered that the nature of the works are acceptable and would not have any adverse impacts on the significance of the listed building. The application is not accompanied by a number of necessary details, but this can be addressed through a pre-commencement condition, which has been agreed with the applicant. This approach would ensure the works preserve the historic interest of the Grade II Listed Building and are in accordance with local development plan policies. On this basis, listed building consent is recommended for approval.

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 Condition:** Following removal of surface finishes, including plaster and render, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority: -
- a) Drawings to a scale not smaller than 1:5 of the new external door. These drawings must show:
- materials
 - formation of openings including reveals, heads, sills, lintels, etc and relationship with historic timber frame and masonry.
- b) Drawings to a scale not smaller than 1:20 showing structure housing the external boiler including details of external materials and position of flue.

The works shall 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).

Plans list for: DC/26/0839

(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
Supporting Docs	Correspondence Letter	NONE	14.05.2026
Location plan		NONE	14.05.2026
Block plan		NONE	14.05.2026
Elevation plan	Existing Front, Rear and South-West Side	DL01CD REV 0	14.05.2026
Elevation plan	Proposed Front, Rear and South-West Side	DL01CN REV 0	14.05.2026
Floor plan	Existing Ground and First Floor Plan	DL01CE REV 0	14.05.2026
Floor plan	Proposed Ground and First Floor	DL01CP REV 0	14.05.2026
Floor plan	Proposed and Existing Location of Back Door and Boiler	DL/STUB/DRAIN REV 0	14.05.2026
Design & Access Statement		NONE	14.05.2026
Supporting Statement	Specification Clause	NONE	14.05.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 21.07.2026

Authorising Officer sign/initial Guy Everest Date: 22.07.2026