



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 17th February 2026

DEVELOPMENT: Sandblasting of internal beams. (Listed Building Consent).

SITE: Cherry Tree Cottage Stane Street Five Oaks West Sussex RH14 9AZ

WARD: Billingshurst

APPLICATION: DC/25/1066

APPLICANT: **Name:** Mr Charlie Smith **Address:** Cherry Tree Cottage Stane Street
Five Oaks West Sussex RH14 9AZ

REASON FOR INCLUSION ON THE AGENDA: The applicant is related to a member of staff at Horsham District Council.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This application seeks Listed Building Consent for sandblasting of internal beams.

DESCRIPTION OF THE SITE

1.3 The application site is located on the western side of Stane Street. The main property is a Grade II Listed Building. The property is two storey brick built with timber windows and tiled roof. The application site's eastern edge borders A29 and the western edge border Ingfield Manor Drive.

1.4 The site falls within the outside the defined built-up area and is situated within the rural countryside setting. Although, the site does not fall within a conservation area

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework:

Horsham District Planning Framework (HDPF 2015):

Policy 34 - Cultural and Heritage Assets

The Billingshurst Parish Neighbourhood Plan 2019 – 2031:

Policy Bill 2: Housing Design and character

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Parish Design Statement:

Design Statement for the Parish of Billingshurst

2.3 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/2095	Demolition of existing rear conservatory and removal of existing flue. Erection of a two-storey side extension with associated interior and exterior alterations. (Householder Application)	Application Permitted on 09.01.2023
DC/22/2096	Demolition of existing rear conservatory and removal of existing flue. Erection of a two-storey side extension with associated interior and exterior alterations. (Listed Building Consent)	Application Permitted on 09.01.2023

3. OUTCOME OF CONSULTATIONS

- 3.1 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.

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No Objection

PUBLIC CONSULTATIONS

- 3.3 Representations:
None received

- 3.4 Parish Comments:
Billingshurst Parish Council: No cause for objection to the plans as submitted.

- 3.5 Member Comments:
None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 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.
- 4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 Paragraph 212 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 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."
- 6.2 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 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.
- 6.3 This application seeks listed building consent for the sandblasting of internal beams. The main property is a Grade II Listed Building and the listing details are as follows:
- C18. Two storeys. Three windows. Red brick and grey headers. Brick string-course and eaves cornice of cogging. Tiled roof. Casement windows.*
- 6.4 The method of sandblasting internal beam can inevitably impact the historic fabric of the listed building. The blasting process can result in harm to the special interest of the historic timbers on this listed building.
- 6.5 However, it is understood from the submitted Sandblasting Statement that if a very fine white sand is used in conjunction with the correct pressure and technique, it is possible to wipe away the surface debris, uncovering all of the historic evidence. The artistic features such the carpenters marks must be left dark, candle taper burns must be left burnt through the skilful operation of the sandblasting process in order to preserve the historical evidence.
- 6.6 Therefore, it is considered that the proposed use of sympathetic sandblasting would improve the visual appearance of the historic timbers by delicately sandblasting away the modern surface treatments with the potential to reveal historic markings. As a result, this would outweigh any harm that might arise with the partial loss of original cut surfaces of the timber. The Council's Conservation Officer has raised no objection to the proposed works.
- 6.7 For the above reasons, it is considered that the proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Conclusions and Planning Balance:

- 6.8 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

7. RECOMMENDATIONS

- 7.1 The application is therefore recommended for approval in accordance with the conditions detailed below:

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 **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).