Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0940
Knepp Castle, West Grinstead, West Sussex, RH13 8LJ

DESCRIPTION:
General repair and conservation works and structural works, including removal of water tanks, replacement of roofs and extension of spiral staircase (Listed Building Consent)

RELEVANT PLANNING HISTORY:
None directly relevant to this current application.

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

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

Shipley Neighbourhood Plan
HD3 - High Quality 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

Archaeological Advisor: No Objection

Historic England: No Comment

Ecological Advisor: No response

Parish Comments:
Shipley PC. Members voted to SUPPORT the application.

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

Policy 34 of the HDPF 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.

Policy Ship HD3 of the Shipley Neighbourhood Plan states that all proposals for new development in the Parish are expected to respond positively to local design characteristics and features. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.

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."

Knepp Castle is a country house designed by John Nash and built in 1808, located 2 miles to the west of West Grinstead. The castle is a Grade II* listed building, situated within the boundaries of the Grade II listed Knepp Castle Park and Garden, and within an Archaeological Notification Area (ANA) DWS8714.

The northwest tower of the castle, known as The Brewhouse, has been used since the late 19th or early 20th century as a water tower, housing two large tanks on its uppermost floor. It is understood that the load imposed by the tanks and the supporting beams are affecting the structure of the tower, which is now in need of repair works. In addition, the application sets out that lack of access to both roofs has resulted in sustained water ingress, leading to saturated walls, the progressive decay of masonry at high levels, and unchecked vegetation growth.

Listed Building Consent is sought for the removal of the existing tanks and their associated structures, together with associated structural repairs to the tower and other alterations which include the extension of the existing spiral staircase and the replacement of the existing roofs.

The need for the proposed repair works and alterations and recognised and accepted, and it is considered that the proposed works would contribute to the long-term maintenance and preservation of the Listed Building. The submission includes a detailed description of the works to be undertaken and no conditions requiring further information are considered necessary. The proposed works would therefore preserve the historic interest of the Listed Building, in accordance with development plan policies.

It is noted that the submission includes an ‘Ecological Statement for Proposed Roof Works’, which includes an outline of the works. The Statement notes that no confirmed evidence has been recorded within the building, but bat activity is present with a roost likely nearby. The Statement confirms that should any evidence be identified appropriate mitigation would be implemented in consultation with a licenced ecologist, with further bat surveys also to take place prior to the commencement of works. It is also set out that nesting birds are present on the building, and that these would need to be taken into account for the timing of works.

It is considered that based on the submitted information the proposal would not result in any adverse impacts on protected species either on or within the vicinity of the site. A note to applicant is recommended to advise what steps should be taken in the event that bats activity is found at the site.

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.

NOTE TO APPLICANT
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds and bats.

The applicant is advised that if in commencement of the approved works that bats are found on the site, or there is evidence of their occupation, all works must temporarily cease, and Natural England must be contacted. No further work shall recommence until, if necessary, the express consent of Natural England has been obtained and any measures required are undertaken in full.

Plans list for: DC/25/0940
(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
Location plan		2410KN_R1_000 REV 01	30.06.2025
Block plan		2410KN_R1_001	05.06.2025
Floor plan	Existing and Proposed ground	2410KN_R1_100	05.06.2025
Roof plan	Existing and Proposed	2410KN_R1_102	05.06.2025
Roof plan	Existing and Proposed Tower	2410KN_R1_103	05.06.2025
Elevation plan	Existing and Proposed South	2410KN_R1_104	05.06.2025
Elevation plan	Existing and Proposed East	2410KN_R1_105	05.06.2025
Elevation plan	Existing and Proposed North	2410KN_R1_106	05.06.2025
Elevation plan	Existing and Proposed West	2410KN_R1_107	05.06.2025
Section plan	Existing and Proposed AA	2410KN_R1_200	30.06.2025
Section plan	Existing and Proposed AA	2410KN_R1_202	30.06.2025
Materials	Proposed	2410KN_R1_30	05.06.2025
Supporting Docs	Structural Engineers Letter Report	DB/HR/648424	05.06.2025
Supporting Docs	Structural Engineers Letter	DB/ATB/648424	05.06.2025
Supporting Statement	Method Statement - Tank removal	NONE	05.06.2025
Supporting Statement	Ecological Statement	NONE	05.06.2025
Supporting Statement	Method Statement	NONE	05.06.2025
Design & Access		NONE	05.06.2025

Statement			
Section plan	Existing and Proposed BB	2410KN_R1_202 REV 01	30.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.09.2025

Authorising Officer sign/initial Guy Everest Date: 09.09.2025