DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0646
31 Friday Street, Warnham, West Sussex, RH12 3QY

DESCRIPTION:

Fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/1978	Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to piched roof. Changes to front elevation to reintegrate original features (Listed Building Consent)	Application Permitted on 10.01.2024
DC/25/0175	Variation of condition 1 of previously approved application reference DC/23/1977 (Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features) incorporate fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation of 31 Friday Street	Pending Decision
DC/23/1977	Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features (Full Application)	Application Permitted on 10.01.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Warnham Neighbourhood Development Plan 2017 – 2031 (WNDP)

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:

Horsham District Council Conservation:

Satisfied the revisions to the consented scheme (DC/23/1977 & 1978) are acceptable and will not harm the special interest of the listed building. The variation of condition 1 can be agreed.

Parish Comments:

The Parish Council has no objection and therefore approves HDC Planning to make the final decision.

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.

LISTED BUILDING IMPACT ASSESSMENT

Section 16, Paragraph 208 of the NPPF (2024) states that "[l]ocal planning authorities 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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.".

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and 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. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

This application is for fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation (Listed Building Consent). This application is in association with DC/25/0175 (Variation of condition 1 of previously approved application reference DC/23/1977 (Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features) incorporate fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation of 31 Friday Street).

The proposed development includes minor works to the existing approved scheme with reinstatement of chimney, alterations to fenestration including roof lights and internal reconfiguration of layout. The fenestration amendments are considered to have minimal effect on the Listed Building and would retain the character of the Listed Building. The reinstatement of chimney is thought to positively enhance the Listed Buildings stature and helps better reflect the historic character of the pair of cottages by reincorporating this. It is considered the internal works are suitable.

Conditions are recommended to ensure the rear extensions to 31 and 33 Friday Street are undertaken concurrently, thus ensuring that one half of the pair is not extended without the other, and to prevent occupation of the rear extensions until the frontage works to 31 Friday Street have been completed. Further conditions are recommended to ensure appropriate detailing, and therefore a successful build

The proposed would preserve the historic interest of 31 Friday Street, 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 development above ground floor slab level shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in strict accordance with the agreed 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 **Pre-Commencement (Windows & Doors) Condition**: Prior to their installation drawings to a scale not smaller than 1:5 fully describing new and replacement windows, external doors shall have been submitted to and approved in writing by the Local Planning Authority. These drawings must show:-

- Materials
- Cross section of frame, transom, mullions, glazing bars, etc
- Formation of openings including reveals, heads, sills, arches, etc
- Method of opening
- Method of glazing

The development shall take place in strict 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).

4 **Pre-Occupation (Extension)**: The rear extension(s) hereby permitted shall not be occupied or otherwise used until the approved reinstatement works to the front elevation of the building have been completed in accordance with the approved plans.

Reason: To ensure that public benefit is achieved and that this benefit outweighs the less than substantial harm to the designated asset as described in paragraph 208 of the National Planning Policy Framework 2015. And to ensure 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)

5 **Regulatory Condition**: The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing to replicate the roof details found on the existing building.

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).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

7 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

8 **Regulatory Condition**: The two-storey rear extensions hereby permitted shall be constructed and completed concurrently and simultaneously at both no. 31 and 33 Friday Street, in accordance with the approved drawings.

Reason: The partial implementation of the development would lead to unacceptable harm to neighbouring amenity and to the special interest of the listed building(s). It is therefore necessary for the development to be undertaken in accordance with the approved plans in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

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/25/0646

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Plans	(07)-001 rev J	17.04.2025
Location & Site plan	Location and Site Plans	(01)-001 rev D	17.04.2025
Floor plan	Existing Plans	(02)-001 rev D	17.04.2025
Elevation plan	Existing Elevations	(03)-001 rev E	17.04.2025
Elevation plan	Proposed Elevations	08)-001 rev G	17.04.2025
Plans	Staircase	(24)-001 rev D	17.04.2025

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 10.06.2025

Authorising Officer sign/initial Tamara Dale Date: 12.06.2025