



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1091

3 The Old Sussex Stud, The Hayloft, Cowfold Road, West Grinstead, West Sussex, RH13 8JP

DESCRIPTION:

Installation of freestanding solid fuel appliance to interior ground floor and erection of external insulated twin-wall flue to roof (Householder).

RELEVANT PLANNING HISTORY:

DC/26/1092	Installation of freestanding solid fuel appliance to interior ground floor and erection of external insulated twin-wall flue to roof (Listed Building Consent).	Under Consideration
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

West Grinstead Parish Neighbourhood Plan 2019 – 2031

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

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

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

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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. The proposed flue would be located within the roofslope of the converted grade 2 listed stables. Although the flue will increase the domestic character of this former equestrian building it is considered that the proposal would not prevent an opportunity to

understand and appreciate the special interest of the listed building. No objection would therefore be raised.

Parish Comments:

Neutral response, happy to be guided by the heritage officer's recommendations.

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

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 are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

3 The Old Sussex Stud is a two-storey Grade II Listed building, sited within a converted 20th century stable complex, in which the majority of the surrounding buildings are listed. The site is located outside of the built-up area boundary and therefore sits within a countryside location. The application seeks planning consent for the installation of an external flue.

The stainless steel flue, finished in matt black, will be located on the building's rear elevation, and will have an overall height of 2.8metres, extending above the ridge line of the building by approximately 0.20m. This protrusion is considered acceptable and it is noted there are several examples of flues within this complex, including the neighbouring dwelling number 4. The matt black finish and the location of the flue on the rear elevation would minimise the visual impact on the surrounding buildings and area. The proposed materials will ensure the flue blends in with the black finishes on the existing

building, not detracting from the character of the dwelling and preserves the external appearance of the building.

It is considered that the modest scale and nature proposal would not prevent an opportunity to understand and appreciate the special interest of the listed building.

The proposed development is considered to be of a design, form, and scale appropriate to the listed building and its setting, causing no harm to the countryside, or wider surroundings, in accordance with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed flue and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The site is not within a smoke control area and the burning of solid fuels in association with the occupation of a dwelling would not be expected to, as a matter of course, create localised air quality issues or general smoke / particulate disturbance. The amenity impacts of the proposal are therefore considered acceptable, and in accordance with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

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

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/1091

(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	Location Plan	AT-096-P01	08.07.2026
Site plan	Existing Site Plan	AT-096-P02	08.07.2026
Floor plan	Existing Ground Floor Plan	AT-096-P03	08.07.2026
Floor plan	Existing First Floor Plan	AT-096-P04	08.07.2026
Roof plan	Existing Roof Plan	AT-096-P05	08.07.2026
Elevation plan	Existing Elevations - Front and Rear	AT-096-P06	08.07.2026
Elevation plan	Existing Elevations - Side	AT-096-P07	08.07.2026
Site plan	Proposed Site Plan	AT-096-P08	08.07.2026
Floor plan	Proposed Ground Floor Plan	AT-096-P09	08.07.2026
Floor plan	Proposed First Floor Plan	AT-096-P10	08.07.2026
Roof plan	Proposed Roof Plan	AT-096-P11	08.07.2026
Elevation plan	Proposed Elevations - North and South	AT-096-P12	08.07.2026
Elevation plan	Proposed Elevations - Side	AT-096-P13	08.07.2026
Supporting Docs	Application Form	NONE	08.07.2026
Supporting Docs	Heritage Statement	AT/26/096-HS	08.07.2026
Design & Access Statement	Design & Access Statement	AT/26/096-DAS	08.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 27/08/2026

Authorising Officer sign/initial Guy Everest Date: 02.09.2026