



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1092

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 (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/1091	Installation of freestanding solid fuel appliance to interior ground floor and erection of external insulated twin-wall flue to roof (Householder).	Under consideration
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

West Grinstead Parish Neighbourhood Plan 2019 – 2031

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

Section HE5 of the NPPF (2026) states that *'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance'* (1). *'Development proposals which would have a positive effect on a designated heritage asset should be supported'* (2) and *'Any harm to a designated heritage asset will be a matter of considerable importance and weight'*, which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

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 early 20th century stable complex, in which the majority of the surrounding buildings are listed. The application and wider building are set across an E-shaped plan, with the building finished in brick, rendered on a sandstone base with pantiled roofs. Stable doors are flanked by wooden louvred casements (Historic England – Listing 13542990). Whilst the immediate surroundings are characterised by predominately residential properties, the site is located outside of the built-up area boundary and therefore sits within a countryside location. The application seeks Listed Building Consent for the installation of freestanding solid fuel appliance to interior ground floor and erection of external insulated twin-wall flue to roof.

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 listed complex, including the neighbouring dwelling number 4. The matt black finish and the location of the flue on the rear elevation together with the nature of the related internal alterations would not harmfully impact on any historic fabric.

The proposal would not dilute the character of the vernacular listed building, the surrounding listed buildings or prevent an understanding or appreciation of its special interest. As such, the proposed extension would preserve the historic interest of the Grade II Listed Building, 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.

Plans list for: DC/26/1092

(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 - Front and Rear	AT-096-P12	08.07.2026
Elevation plan	Proposed Elevations - Side	AT-096-P13	08.07.2026
Supporting Statement	Heritage Statement	AT/26/096-HS	08.07.2026
Supporting Statement	Design & Access Statement	AT/26/096-DAS	08.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 28/08/2026

Authorising Officer sign/initial Guy Everest Date: 02.09.2026