



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/0375

Wood Grange , Henfield Road, Cowfold, West Sussex, RH13 8DT

**DESCRIPTION:**

Proposed oak pergola to side elevation (Listed Building Consent)

**RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |           |    |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------|----|
| DC/26/0201 | Variation of Conditions 1, 9, 10, 11 and 14 to introduce an integrated solar roof system and make changes to the approved site layout and landscaping, and removal of Condition 5 relating to water neutrality of previously approved application DC/24/0511 (Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above, associated landscape works).                                               | Pending Consideration     |           |    |
| DC/24/1902 | Installation of pedestrian and vehicular gates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Application<br>03.02.2025 | Permitted | on |
| DC/21/1271 | Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Listed Building Consent). | Application<br>02.09.2021 | Permitted | on |
| DC/26/0374 | Proposed oak pergola to side elevation (Householder)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Pending Consideration     |           |    |
| DC/21/1270 | Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Householder Application). | Application<br>02.09.2021 | Permitted | on |
| DC/21/2798 | Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Householder Application).                                                                                                                                                                                                                                                                                                                                                  | Application<br>25.02.2022 | Permitted | on |
| DC/21/2799 | Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Listed Building Consent).                                                                                                                                                                                                                                                                                                                                                  | Application<br>02.03.2022 | Permitted | on |

DC/24/0511

Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above. Associated landscape works.

Application Permitted on  
03.06.2025

### RELEVANT PLANNING POLICIES

#### **The National Planning Policy Framework (NPPF):**

#### **Horsham District Planning Framework (2015):**

Policy 34- Cultural and Heritage Assets

#### **Neighbourhood Plan:**

Cowfold Neighbourhood Plan 2019 – 2031

#### **Parish Design Statement:**

None

### 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](http://www.horsham.gov.uk)

#### Consultations:

**Conservation Officer:** No objection.

#### Parish Comments:

None received

#### 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

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."

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.

The main dwelling, Wood Grange, is a Grade II Listed Building and the listing detail is as follows:

*'C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.'*

The proposal would involve the construction of an oak pergola to the side elevation where formerly planning permission was approved for a single storey side extension under application references DC/21/1270 and DC/21/1271.

Following consultation with the Council's Conservation Officer, it is considered that the alternative proposal for a timber pergola is acceptable and will not harm the special interest of the listed building. There are no detailed conditions required in this instance.

The proposal 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.

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

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.

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#### **Plans list for: DC/26/0375**

Schedule of plans/documents **approved:**

| Plan Type                 | Description    | Drawing Number | Received Date |
|---------------------------|----------------|----------------|---------------|
| Design & Access Statement | AND HERITAGE   | NONE           | 02.03.2026    |
| Location & Block plan     | EXISTING       | 2504WO_000     | 02.03.2026    |
| Elevation plan            | EXISTING SOUTH | 2504WO_100     | 02.03.2026    |

|                |                                   |            |            |
|----------------|-----------------------------------|------------|------------|
| Elevation plan | APPROVED AND PROPOSED South       | 2504WO_200 | 02.03.2026 |
| Elevation plan | EXISTING EAST AND WEST ELEVATIONS | 2504WO_101 | 02.03.2026 |
| Elevation plan | APPROVED AND PROPOSED EAST        | 2504WO_201 | 02.03.2026 |
| Elevation plan | APPROVED AND PROPOSED WEST        | 2504WO_202 | 02.03.2026 |
| Floor plan     | EXISTING Ground                   | 2504WO_103 | 02.03.2026 |
| Floor plan     | APPROVED AND PROPOSED GROUND      | 2504WO_203 | 02.03.2026 |

## **DELEGATED**

Case Officer sign/initial      Halima Chowdhury      Date: 21.04.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 27.04.2026