Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1038
Broadview, Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ

DESCRIPTION:
Refurbishment, internal alteration and change of use of the existing building to provide 6No. bedspaces for students with special educational needs (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1038	Refurbishment, internal alteration and change of use of the existing building to provide 6No. bedspaces for students with special educational needs (Listed Building Consent).	Pending determination.
DC/24/0018	Change of use of the existing building to provide 6 bedspaces for students with special educational needs with associated alterations (Listed Building Consent).	Permitted on 22.03.2024
DC/24/0017	Change of use of existing dwelling to provide 6 bedspaces for students with special educational needs with associated alterations (Full Planning).	Refused on 22.03.2024
DC/12/1933	Change of use and internal alterations to the main house to provide accommodation for children with special education needs (LBC).	Permitted on 20.06.2014
DC/12/1932	Change of use and internal alterations to the main house to provide accommodation for children with special education needs (Full Planning).	Permitted on 19.06.2014

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

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

Slinfold Neighbourhood Plan:
Policy 5: Development Principles

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:
Conservation Officer: No Objection. It is understood that the current applications remain the same as that previously considered apart from details relating to water neutrality. The heritage comments therefore remain the same as DC/24/0018 and DC/24/0017.

The comments that the Conservation refers to are below:

"The barn is fully established as a dwelling following conversion in the 1990s. The conversion is generally sensitive to retaining an appreciation that this is a historic farm complex. The current proposals will result in no greater impact to the special interest of the listed building……the change of use and physical alterations will not be harmful. No detailed conditions are required."

Parish Comments:
No objections.

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 205 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 206 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 Horsham District Planning Framework, which is the main policy against which works to Listed Buildings are assessed. Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Broadview is a large Grade II residential property with a number of ancillary outbuildings. In listed building terms, it is considered that the proposed conversion works are generally sensitive to retaining an appreciation that this is a historic farm complex. The current proposals would result in no greater impact to the special interest of the listed building and it is considered that the change of use and physical alterations would not be harmful. The proposed works would therefore preserve the historic interest of the heritage asset, 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.

NOTE TO APPLICANT
The applicant is advised that this decision relates solely to the granted of listed building consent for the proposed works. The change of use, and related works, also require planning permission and no development should be commenced until all necessary consents have been obtained.

Plans list for: DC/24/1038
(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		2119_001	08.07.2024
Floor plan	Proposed Ground	2119_010	08.07.2024
Floor plan	Proposed First	2119_011	08.07.2024
Elevation plan	Proposed	2119_013	08.07.2024
Elevation plan	Proposed	2119_014	08.07.2024
Design & Access Statement	Heritage	NONE	08.07.2024
Supporting Statement	Water	NONE	08.07.2024
Site plan	Existing	2119_003	08.07.2024
Elevation plan	Existing	2119_009	08.07.2024
Elevation plan	Existing	2119_008	08.07.2024
Floor plan	Existing Ground	2119_005	08.07.2024
Floor plan		2119_006	08.07.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 02/09/2024

Authorising Officer sign/initial Guy Everest Date: 16.09.2024