



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1178

Garlands, The Haven, Billingshurst, West Sussex, RH14 9BH

DESCRIPTION:

Localised underpinning and masonry reinforcement repairs. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0945	Prior Notification for the erection of a steel framed agriculture building for the storage of hay, straw, and vehicles	Withdrawn Application on 26.07.2024
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DC/24/1747	Erection of a 30.480 x 12.192m general agricultural storage shed.	Application Permitted on 03.04.2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Billingshurst Neighbourhood Plan:

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:

Southern Water: No objection, general advice to consult Southern water where a new connection might be made and for Building regulations to be complied with.

HDC Design and Conservation: No Objection subject to a condition. [Summary]

The repairs would directly impact an extension rather than the historic fabric of the building. It is considered overall that the works are urgent and necessary such that they are necessary to preserve the listed building. The level of detail submitted is sufficient to avoid detailed conditions.

Historic England: No comment

Parish Comments:

No objection subject to the HDC Conservation officer having no objection.

Representations:

1 letter of representation with no objection.

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.

The Heritage statement outlines details of the heritage assets significance and the part of the asset which are currently in need of repair. It is evident from what has been submitted by way of Photographic evidence and Design and Access statement that the building is subject to clay shrinkage around its foundations which have been exacerbated by plant matter such that the property has large visible cracks inside and outside the building typical of subsidence. The applicant in support of their proposal have submitted a Structural engineers' calculations and report to outline the extent of the damage and underpinning layout to show where the underpinning works would occur. It is considered that much of the underpinning would impact the extension to the heritage asset which is a later addition. The HDC Conservation has commented that they would have no objection to the underpinning proposed given the level of detail that has been provided but would suggest a condition to ensure the details are deliverable on-site to ensure the preservation of the historic buildings character.

Overall, there are no objections to the details submitted and the development would be in accordance to local and national development plan policies.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 3 **Pre-Commencement Condition:** Before any repair work begins on site, the principal contractor and person(s) responsible for supervising the works must meet the conservation officer of the

Local Planning Authority, on site or as otherwise agreed, to confirm that all necessary work can be fully complied with and no additional work is required.

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).

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/26/1178

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		TQRQM26216164015383	04.08.2026
Plans	Underpinning Details	260721-2 REV A	22.07.2026
Plans	Underpinning Layout	260721-1 REV A	22.07.2026
Location plan		TQRQM26203151530143	22.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 28.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.09.2026