Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0909
Wappingthorn Manor, Horsham Road, Steyning, West Sussex, BN44 3AA

DESCRIPTION:

External Repairs to Stonework, Brickwork, Roof and Rainwater Goods (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0850	Renovation of existing bothy, erection of a replacement garage, creation of new parking area, erection of garden store, glass house, and works to existing pool building, and associated landscaping (in lieu of previous permission refs: DC/21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813) (Listed Building Consent)	Application Permitted on 29.07.2024
DC/24/0849	Renovation of existing bothy, erection of a replacement garage, creation of new parking area, erection of garden store, glass house, and works to existing pool building, and associated landscaping (in lieu of previous permission refs: DC/21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813) (Householder Application)	Application Permitted on 29.07.2024
DC/21/0813	Demolition of existing staff cottage and erection of a new staff cottage (Listed Building Consent).	Application Permitted on 23.07.2021
DC/21/0812	Demolition of existing staff cottage and erection of a new staff cottage (Full Application).	Application Permitted on 23.07.2021
DC/22/1895	Erection of an indoor tennis court building and hardstanding area	Application Permitted on 06.06.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.
SNDP2 Responsible Environmental Design
SNDP3 Contribution to Character

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 Conservation: No Objection with conditions recommended. Some concerns raised regarding the lime mortar mix.

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 205 of the NPPF (2023) 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."

The application property is a generously proportioned Grade II Listed Building located approximately 1.5km north-west of the outskirts of Steyning. The property is set within extensive grounds and is accessed by means of a private driveway leading onto Horsham Road to the south east. The property has been comprehensively remodelled and extended throughout its lifetime, however, elements of historic fabric dating to 1609 do remain.

The works proposed affect repairs to the external fabric of the house. The elements to be repaired are the stonework, the brickwork, the lead downpipes and some minor roof repairs. Stonework to the windows particularly the mullions require repair due to decay in places and there has been minor water ingress, particularly at the junction of the affected stone and the lead lights. The brickwork is generally sound but repointing is required, particularly at plinth level. The downpipes are lead. Some of these have been adversely affected by vegetation, especially on the south front where a large wisteria grows up the walls. The Horsham slate roof is generally sound, although a few slates have been replaced by tiles in the past. There are two small areas of flat roof that require repairs.

The application has been supported by a comprehensive assessment of the stonework and metalwork, alongside a detailed description of the proposed repairs.

The HDC Conservation Officer has been consulted and it is considered that the proposal is acceptable in principle. Some concern has however been raised within respect to the lime mortar mix as NHL 3.5 has been shown to harden far stronger than expected resulting in accelerated deterioration of neighbouring masonry. For this reason, a condition has been recommended to require the submission of a specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.

In conclusion, the proposed repair works are considered to preserve the historic interest of the Grade II Listed Building, subject to condition requiring further details, and 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 **Pre-Commencement Condition:** Before any work begins on site, the 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 the conditions attached to the listed building consent are understood and can be fully complied with.

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).

3 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- Specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.

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/24/0909
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Site Plan/Block Plan	11102-WK-LB01	17.06.2024
Elevation plan	Key Plans & Elevations	11102-WK-R1	17.06.2024
Elevation plan	Stone Repairs 1: Elevations A & B	11102-WK-R2	17.06.2024

Elevation plan	Stone Repairs 2: Elevations C, D & E	11102-WK-R3	17.06.2024
Elevation plan	Brick Repairs 1: Elevations A & B	11102-WK-R9	17.06.2024
Elevation plan	Brick Repairs 2: Elevations C, D & E	11102-WK-R10	17.06.2024
Plans	Rainwater Goods Repairs 1: Elevations Plans&	11102-WK-R12	17.06.2024
Roof plan	Roof Repairs	11102-WK-R14	17.06.2024
Elevation & Floor plan	Key Plans & Elevations	11102-WK-W01	17.06.2024
Plans	Internal Elevations: Ground Floor	11102-WK-W05	17.06.2024
Plans	Internal ELevations: First & Second Floors	11102-WK-W06	17.06.2024
Supporting Docs	Stone Repairs 3: Repair Schedule 1	11102-WK-R4	17.06.2024
Supporting Docs	Stone Repairs 4: Repair Schedule 2	11102-WK-R5	17.06.2024
Supporting Docs	Stone Repairs 5: Repair Schedule 3	11102-WK-R6	17.06.2024
Supporting Docs	Stone Repairs 6: Repair Schedule 4	11102-WK-R7	17.06.2024
Supporting Docs	Stone Repairs 7: Repair Schedules 5 & 6	11102-WK-R8	17.06.2024
Supporting Docs	Brick Repairs 3: Repair Schedule	11102-WK-R11	17.06.2024
Supporting Docs	Rainwater Goods Repairs 2: Schedule	11102-WK-R13	17.06.2024
Supporting Docs	Repair Schedule: Ground Floor	11102-WK-W02	17.06.2024
Supporting Docs	Repair Schedule: First Floor	11102-WK-W03	17.06.2024
Supporting Docs	Repair Schedule: Second Floor	11102-WK-W04	17.06.2024
Supporting Docs	Notes on Repairs & Photographs	11102-WK-W07	17.06.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.08.2024

Authorising Officer sign/initial Tamara Dale Date: 12.08.2024