DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0500
Palmers Lodge, Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LA

DESCRIPTION:
Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0499	Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).	Under Consideration

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

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

Neighbourhood Plan:
The West Chiltington Neighbourhood Plan is in progress. West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

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 Officer: No Objection - Palmers Lodge is an attractive stone-built cottage and reinforces the character of the ancient village. It is in a raised position above the road and particularly prominent in the street scene. The original proposal included a large area of flat roof that would have been a conspicuous and unattractive feature in relation to the historic building. The revised design reduces the area of flat roof and places this behind the principal elevation. The new barn gable will be visible from the lane, but this will not be an unexpected addition in this context. The internal alterations will not harm significant historic fabric or alter the spatial arrangement detrimentally.

Parish Comments:
No Objection - provided that the Listed Building Officer is happy with it. If the application is approved, request that strong conditions be included regarding site traffic and parking for site and workers' vehicles. Palmers Lodge sits at the heart of the village on the crossroads that already suffers badly from gridlocked traffic around the local school's drop off and pick-up times.

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 from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that 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.

The proposal seeks to demolish the existing side extension and replace with a new single storey barn with associated internal alterations. The existing side extension is not considered to be of any particular historic interest and there is no objection to its removal. The proposed side extension has been amended as part of the application process, with the resulting scheme having a barn-like design which although visible form the lane would not be an unexpected addition in this location. It is considered that the extension would represent a sympathetic appropriately designed extension which would successfully integrate with the principle listed building.

The internal alterations are not considered to harm significant historic fabric or alter the spatial arrangement detrimentally.

Overall, the proposed works are considered to be appropriately designed and scaled in relation to the Listed Building and would effectively integrate with the existing character to the rear of the building. The proposal would not result in the harmful loss of historic fabric and there would be no adverse impact on the significance or historical understanding of the Listed Building. The proposal is therefore considered to accord with relevant local and national planning 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**: No works other than demolition 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:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or specifications of external materials and surface finishes.

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 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: 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).

4 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Plans list for: DC/24/0500

(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
Elevation plan	Proposed	112/210/06 REV A	21.05.2024
Floor plan	Proposed roof	112/210/05 REV A	21.05.2024
Floor plan	Proposed	112/210/04 REV A	21.05.2024
Site plan	Proposed	112/210/08 REV A	21.05.2024
Photos		NONE	02.04.2024
Photos		NONE	02.04.2024
Location plan		NONE	02.04.2024
Design & Access Statement		NONE	02.04.2024
Supporting Statement	Heritage	NONE	02.04.2024
Elevation plan	Existing	112/210/03	02.04.2024
Floor plan	Existing roof	112/210/02	02.04.2024
Floor plan	Existing sections	112/210/01	02.04.2024
Site plan	Existing	112/210/07	02.04.2024
Supporting Statement	Preliminary Roost Assessment	NONE	02.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 24.06.2024

Authorising Officer sign/initial ..... Date: .....