Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0957
Geerings, Dorking Road, Warnham, West Sussex, RH12 3RY

DESCRIPTION:
Replacement of part of the existing stone roof to the rear of the property with tiles (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/1765	Removal of the existing garden store, potting shed and erection of a 4no. bay garage, and garden store. Refurbish and convert the outbuildings including the stable and garden room. Internal alterations, fenestration alterations and replacement with double glazing, roof repairs, and insulation to the main house. Relocation of the existing swimming pool with associated hard and soft landscaping. (Listed Building Consent)	Application 19.04.2023	Permitted on
DC/22/1764	Removal of the existing garden store, potting shed and erection of a 4no. bay garage, and garden store. Refurbish and convert the outbuildings including the stable and garden room. Internal alterations, fenestration alterations and replacement with double glazing, roof repairs, and insulation to the main house. Relocation of the existing swimming pool with associated hard and soft landscaping. (Householder Application)	Application 19.04.2023	Permitted on
DC/10/0926	To strip and re-tile rear elevations with new hand made clay tiles and associated works (Listed Building Consent)	Application 07.07.2010	Permitted on

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

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

Warnham Neighbourhood Development Plan (**2017 – 2031)**
Policy W5, Design

Warnham Parish Design Statement

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

Parish Comments:
Warnham Parish Council: 'The Parish Council have no comments on this planning application and therefore recommend that HDC Planning to make the final decision.'

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 (2024) 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 215 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."

Geerings is a detached Grade II listed dwelling with further outbuildings located in a rural location (approximately 250 metres west of the A24 Dorking Road). Grade II List Entry Number: 1285015, the listing description being; 'L-shaped C16 restored timber-framed building with plaster infilling, ground floor rebuilt in red brick, south wing tile-hung with a half-hipped gable. Horsham slab roof. Casement windows. Two storeys. Three windows.'

Listed building consent was previously obtained for essential repairs to the Horsham Stone area of the roof of the property (ref. DC/22/1765). The Design Access Statement submitted in this current application sets out that in consultation with the roofing contractor for these previous works, it has become apparent that there is insufficient replacement Horsham Stone commercially available to replace the stone that is inevitably lost as the roof is stripped and relaid. The applicant has procured some reclaimed stone sufficient to maintain a Horsham Stone cover on the majority of the existing stone roof, but cannot source sufficient stone to relay the entirety. Accordingly, this application proposes the replacement of the least visible pitch of Horsham Stone with handmade clay tiles.

The handmade clay tile proposed is a close match to the existing Goxhill Dark Chestnut tiles that are used on some existing tiled areas of the roof, previously permitted for use by HDC under ref. DC/10/0926, and are set out as being unfortunately no longer available to purchase.

The contractor has been able to procure sufficient stone to allow the applicant to retain Horsham stone like-for-like on all other pitches, but not for this less visible pitch to the rear (west). The join between the relaid Horsham Stone and the eastern end of new tiled area will be aligned with the ridge beam of the roof pitch on the east elevation, in order to ensure that the east elevation remains fully covered with Horsham Stone.

HDC Conservation has been consulted and advised that as stated in the DAS there is a real problem with sourcing Horsham stone suitable for roofing. This is an ongoing problem with little hope for a suitable and sustainable source in the future. The approach of removing stone from certain roof slopes in order to maintain a full coverage on more visible slopes is not an ideal solution but in the circumstances is acceptable. The council is satisfied consent can be granted in this case

The proposed replacement of part of the existing stone roof to the rear of the property with tiles is considered acceptable in this case and 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 approved details associated with the application.

Reason: 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.

Plans list for: DC/25/0957
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage	NONE	09.06.2025
Photos		NONE	09.06.2025
Photos	Roof	NONE	09.06.2025
Location plan		NONE	09.06.2025
Elevation plan	Existing	22002-E	09.06.2025
Elevation plan	Existing garage and garden room	22002-E	09.06.2025
Elevation plan	Existing garden store and potting shed	22002-E	09.06.2025
Design & Access Statement		NONE	09.06.2025
Location & Block plan		PL.01	14.07.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	02.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	08.09.2025