Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0150
Tudor Cottage, Nuthurst Road, Maplehurst, West Sussex, RH13 6RD

DESCRIPTION:
Approval of Details Reserved by Conditions 1, 2 and 3 to approved application DC/25/0001.

RELEVANT PLANNING HISTORY:

DC/25/0001	Renovation, maintenance and repair to timber framing and details of Tudor Cottage, Maplehurst (Listed Building Consent).	Application Permitted on 26.02.2025

PLANNING ASSESSMENT
Planning Application dc/25/0001 was granted consent on 26.02.2025. This permission was for the following:

Renovation, maintenance and repair to timber framing and details of Tudor Cottage, Maplehurst (Listed Building Consent).

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Pre-Commencement Condition: *Following the exposure of the timber frame but before any repair 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 the extent of the repairs and to discuss 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).

HDC's Design and Conservation Officer met with the owner and their contractor on 25th March 2025. These details are therefore considered acceptable pursuant to condition 2. The requirements of the condition have been satisfied.

Condition 3:

Pre-Commencement Condition*: No timber repair 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, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.*

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).

The details have been submitted in the form of plans, planning statement and method statement received 08.05.2025. These details are consistent with the approach as set out a spart of the original permission and following consultation with the HDC's Design and Conservation Officer, are considered acceptable. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/25/0150
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	TIMBER REPAIRS TO SW ELEVATION		08.05.2025
Supporting Docs	METHOD STATEMENT		08.05.2025
Plans	TIMBER REPAIRS TO SE FACING GABLE END		08.05.2025
Plans	TIMBER REPAIRS TO SE ELEVATION		08.05.2025
Supporting Docs	PLANNING STATEMENT		08.05.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 29.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025