Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

Southwater House, Church Lane, Southwater, West Sussex, RH13 9BT

DESCRIPTION:

Demolition of 2 garden stores. Erection of 2-storey extension and conversion of stable block to create a 3-bedroom dwelling (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/1275	Demolition of 2 garden stores. Erection of 2-storey extension and conversion of stable block to create a 3-bedroom dwelling (Full Planning Permission).	Pending
DC/26/0761	Demolition of garden store buildings. Conversion and extension of existing stable block to create a dwellinghouse. (Full Planning).	Withdrawn Application on 29.07.2026
DC/26/0762	Demolition of garden store buildings. Conversion and extension of existing stable block to create a dwellinghouse. (Listed Building Consent).	Withdrawn Application on 29.07.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Southwater Neighbourhood Plan

Southwater 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:

Conservation Officer (Initial Comment): Comment

The wall dividing the property should be no more than 1m high. The current proposal for the height of the wall to match the height of the stable yard wall is not acceptable.

Parish Comments:

Parish Council: Objection

- Harm to significance of listed buildings
- Partial demolition of listed building
- Conflict with both our Neighbourhood Plan and Parish Design Statement

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

Policies HE4, HE5 and HE6 of the National Planning Policy Framework (2026) require heritage assets to be conserved in a manner appropriate to their significance. Development proposals affecting designated heritage assets should avoid or minimise harm to significance, with any harm requiring clear and convincing justification. Substantial weight should be given to the conservation of designated heritage assets, whilst harm to significance must be weighed against the public benefits of a proposal.

The significance of Southwater House lies in its architectural and historic value as a highly intact Gothic Revival former vicarage of 1854 designed by the distinguished ecclesiastical architect Joseph Clarke. The building retains its original form, materials, craftsmanship and detailing, including stained glass, joinery and decorative fireplaces, while the associated stable yard, outbuildings and boundary walls make an important contribution to its significance and historic character.

The nature and extent of the proposed development which would be to demolish two garden stores and erect a 2 storey extension to the stable block to create a 3 bedroom dwelling. The alterations are considered acceptable and would not result in any harm to the significance of the building. Amendments were accepted during the course of the application to reduce the height of the wall dividing the existing and proposed dwellings. Overall, the proposed works would preserve the significance of the heritage asset and accord with relevant local and national planning policies.

The proposed new dwellinghouse 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 **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:

a) Drawings to a scale not smaller than 1:5 fully describing:
   i) new and replacement windows, external doors, rooflights.
   These drawings must show:
   - Materials
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
   - method of opening
   - method of glazing

b) Section drawings to a scale not smaller than 1:10 fully describing lowered ground floor in the historic building and relationship with external ground level and structural walls.

c) Section drawings to a scale not smaller than 1:10 fully describing new first floor and relationship with existing window reveals and heads.

d) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

e) Schedule identifying all architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

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

g) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged. This is relevant to new boundary walls and extension of the existing buildings.

h) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

4 **Regulatory Condition**: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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)

5 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing building. This is relevant for both the extension of the stable and the new garage.

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).

6 **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).

7 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items 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).

8 **Regulatory Condition**: All rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

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/26/1276
(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 East & West Elevations	310 REVISION D	12.10.2026
Floor plan	Proposed Ground Floor Plan for the Coach House	210 REVISION D	12.10.2026
Elevation plan	Proposed North & South Elevations	311 REVISION D	12.10.2026
Site plan	Proposed Site & Ground Floor Plan	111 REVISION D	12.10.2026

	No Boundary Colours		
Location plan	Site Location Plan	000 REVISION C	10.08.2026
Block plan	Block Plan Existing Site & Roof Plan	100 REVISION B	10.08.2026
Floor plan	Existing Site & Ground Floor Plan	101 REVISION B	10.08.2026
Floor plan	Proposed Site & Ground Floor Plan	110 REVISION C	10.08.2026
Floor plan	Existing Ground Floor Plan for the Coach House	200 REVISION C	10.08.2026
Floor plan	Existing First Floor Plan for the Stable Block	201 REVISION C	10.08.2026
Floor plan	Proposed First Floor Plan for the Coach House	211 REVISION C	10.08.2026
Roof plan	Proposed Roof Plan for the Coach House	212 REVISION C	10.08.2026
Floor plan	Garage and Garden Store Proposed Floor Plan	220 REVISION A	10.08.2026
Elevation plan	Existing East & West Elevations	300 REVISION B	10.08.2026
Elevation plan	Existing North & South Elevations	301 REVISION C	10.08.2026
Elevation plan	Oak framed Garage and Garden Store	315 REVISION B	10.08.2026
Section plan	Existing & Proposed Section AA	400 REVISION B	10.08.2026
Section plan	Proposed Sections BB & CC	401 REVISION B	10.08.2026
Roof plan	Existing Roof Plan for the Coach House	202 REVISION A	10.08.2026
Supporting Docs	Application Form	NONE	10.08.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 13th October 2026

Authorising Officer sign/initial Tamara Dale Date: 15.10.2026