Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1095
The Old School , Steyning Road, Wiston, West Sussex, BN44 3DD

SITE LOCATION & DESCRIPTION:

The site relates to an old school and masters house, now converted into two dwellinghouses. The Old School is Grade II Listed. This application relates to the dwelling to the north side of the site.

Listed Building Consent is sought for the demolition of the existing side extension and erection of a single storey side extension. Consent is also sought for changes to the fenestration and the installation of five rooflights. Internal alterations including a new staircase are also proposed.

Solar panels are also proposed to the extension roof.

RELEVANT PLANNING HISTORY:

DC/24/1094	Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Householder)	Concurrent application under consideration.
DC/22/2146	Alterations and refurbishment works to dwelling including changes to fenestration and installation of a rooflight, removal of later partitions and ceiling and replacement with new internal partitions and internal alterations, and creation of partial first floor mezzanine served by new staircase. (Listed Building Consent)	Application Permitted on 07.02.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

The Horsham District Local Plan 2023-2040
The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July

2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The relevant policies are:

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Neighbourhood Plan:
Wiston Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 12 October 2017.

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:

The Old School consists of the school rooms and an attached headmaster's house. The school was built in 1844. The school closed around the second world war, and was converted into two dwellings in the 1970s. The building is faced in flint with long and short stone surrounds. Its special interest is informed by the architectural quality of its materials and also its historical value as a rural school supported by local patrons.

As part of the conversion of the building in the 1970s the school hall element was subdivided, and a ceiling added. The distinctive windows to the east were also lowered and infilled with flint, and the door on the eastern elevation infilled with a window. The current application seeks to remove the majority of the modern partitions. Removing the 1970's partitions would enable a greater appreciation of the internal space as a school hall. The current layout is confusing with the lowered ceilings making the building feel very domestic in scale and effectively masking the attractive original roof above. Opening the whole space would be beneficial by better reflecting the original experience of the space.

The removal of the lean-to extension and the outbuilding will not harm the historic or architectural interest of the former school. And the contemporary design of the replacement extension will advertise the later additions without compromising the historic character of the listed building.

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 (2018) 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."

Policy 34 of the HDPF states that the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy states that “The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings”.

The internal changes are acceptable and would allow for a greater appearance of the property.

The removal of the lean-to extension and the outbuilding would not harm the historic or architectural interest of the former school. While the proposal would incorporate a contemporary design that would contrast the architectural features of the property, the contemporary design of the replacement extension will advertise the later additions without compromising the historic character of the listed building. Following consultation with the Council’s Design and Conservation Officer, no objections have been raised.

The proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **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.

3 **Pre-Commencement (Relevant Works) 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:

New roof details including sections through:
- roof ridge
- valleys
- eaves
- verges

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

c) 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:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

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** 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).

6 **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)

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.

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/24/1095

(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
Floor plan	Proposed First Floor Plan	226 226	17.07.2024
Roof plan	Proposed Roof Plan	227 227	17.07.2024
Elevation plan		326 REV B	23.07.2024
Location & Site plan	Site Location Plan	50 REV A	23.07.2024
Elevation plan	Proposed Elevations	325 REV A	17.07.2024
Site plan	Proposed Site Plan	125	17.07.2024
Floor plan	Proposed Ground Floor Plan	225	17.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10.09.2024

Authorising Officer sign/initial Tamara Dale Date: 11.09.2024