Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0964
Crabtree Inn, Brighton Road, Lower Beeding, West Sussex, RH13 6PT

DESCRIPTION:
Replacement of cladding to south elevation of stand-alone barn (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/11/0004	Refurbishment of existing public house, restoration and conversion of shed (smithy) range to the rear and extension of existing car park (Listed Building Consent)	Application Permitted on 01.03.2011

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

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

Neighbourhood Plan:
Lower Beeding Neighbourhood Plan, 2014-2031, Submission Plan, December 2020
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

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. The proposed replacement of the featheredge timber boarding on the south elevation is acceptable.

Parish Comments:
No comments to make on this application.

Representations:
No comments 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
Crabtree Inn is a Grade II Listed Building located in Lower Beeding. Listed Building Consent is sought to replace cladding to south elevation of the stand-alone barn situated next to the pub. The replacement cladding represents a minor alteration which would reflect the existing arrangement and would not result in any adverse impact on the significance or historic interest of the listed building.

The application has been assessed based on the submitted details, together with the planning history of the site and available photographs. These details were considered sufficient to allow the application to be properly considered and determined.

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 for of development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

The proposal seeks to replace cladding to the southern elevation of a building within the curtilage of a listed building. The existing cladding is considered beyond reasonable repair and there is no objection to its removal and replacement. The replacement cladding would have a similar appearance to the existing treatment and would preserve the character of the barn.

It is considered that there would be no adverse impacts arising from the proposal, which 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.

Plans list for: DC/24/0964
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		2CD40613 - 03	26.06.2024
Site plan	Elevations, as existing	2CD40613 - 01	26.06.2024
Site plan	Elevations, as proposed	2CD40613 - 02	26.06.2024
Design & Access Statement	Heritage	NONE	25.06.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/08/2024

Authorising Officer sign/initial Guy Everest Date: 21.08.2024