Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0001
Tudor Cottage , Nuthurst Road, Maplehurst, West Sussex, RH13 6RD

DESCRIPTION:

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

RELEVANT PLANNING HISTORY:

DC/24/1542	Removal of the existing oil-fired boiler and oil tank and replacing with an Air Source Heat Pump (ASHP) supported by an array of Solar Panels and a Battery Storage arrangement. (Listed Building Consent).	Application Permitted on 10.12.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Nuthurst Parish Neighbourhood Plan 2015-2031
Policy 10: Housing Design

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:

Design and Conservation Officer: No Objection

The cottage has suffered from poor repairs and a lack of maintenance which has accelerated deterioration of the timber frame. The principle of repair is acceptable but more detailed information is required to understand the extent of the damage and repairs that are required. It will be necessary to remove the existing infill panels to make a comprehensive assessment of the timber frame. Satisfied this can be undertaken before a detailed description of repairs is provided.

The existing windows are not historically significant and satisfied the replacement to match existing is acceptable in this case.

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 212 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 213 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."

Tudor Cottage is a Grade II Listed Building listed on the 28.11.1980, with the list description stating: -

C17 or earlier timber-framed cottage with plaster infilling, and curved braces on first floor. Hipped tiled roof. Casement windows. Two storeys. Three windows.

The application is seeking Listed Building Consent for works to a Grade II Listed Building. The building is a residential house on the east side of Nuthurst Road. The application is seeking the renovation, maintenance and repair to timber framing and details of Tudor Cottage. The works proposed relate to the repair and renovation of the timber frame structure and infill panels, replacement of four failed first floor windows, and replacement of failed first floor weatherboarding, all on the SE facing elevation, which is largely decayed due to the misuse of paints and other materials.

The works It is proposed to remove the cement pebbledash entirely. This would expose the timbers sufficiently to effect the necessary repairs to the timbers. Repairs would be carried out to conservation best practice. Panels would be carefully removed while assessing their historic value. Finally, the panels would be replaced using salvaged existing material or compatible replacement material, the latter improving the thermal insulation properties of the wall. The works are considered necessary to reinstate the structural integrity of these timbers for the continued preservation of the building. It is noted that the Council's Conservation Officer has raised no objections to the proposal.

It is considered that the proposed works would not draw undue attention and harm the special interest of the Grade II listed building. The cottage has been altered in the more recent past but remains recognisable as an ancient timber framed dwelling. The current proposals will not dilute an ability to understand and appreciate the special interest of the 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**: 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).

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).

4 **Regulatory Condition**: The replacement windows hereby permitted shall have timber casements flush fitted with their frames. The double glazed units will be no thicker than 16mm.

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/25/0001
(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
Block plan	Site Plan	NONE	02.01.2025
Supporting Statement	Heritage Statement	NONE	02.01.2025
Elevation plan	South East Elevation	NONE	02.01.2025
Location plan	Location Plan	NONE	02.01.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 17.02.2025

Authorising Officer sign/initial Tamara Dale Date: 26.02.2025