DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0050
Comfrey, Coolham Road, Coneyhurst, West Sussex, RH14 9DH

DESCRIPTION:
General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration (Listed Building Consent)

RELEVANT PLANNING HISTORY:
There is an extensive planning history for the site none of which is directly relevant to the current application, of most relevance is: -

DC/24/0049	General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration (Householder Application)	Under Consideration

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

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

Neighbourhood Plan:
West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

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

Parish Comments:
No Objection

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
Comfrey is a Grade II Listed Building to the east of Coolham Road (A272) in a rural location. There is evidence that it was converted to two dwellings at some point. There have been multiple applications for various alterations and extensions to the dwelling over the years, most recently in April 2023 with demolition of a utility room and erection of a single storey rear extension permitted under refs: DC/23/0217 & DC/23/0218.

Comfrey is a good example of a modest dwelling of the seventeenth century and may have been the dwelling of an artisan with a smallholding. It does not appear to have been a farmstead in the nineteenth century but may well have been a small farm before then and been subsumed into a larger holding. There is evidence that it was converted to two dwellings at some point and probably used for agricultural labourers and their families.

Listed Building Consent is sought for general repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration. This application seeks to undertake repairs and reversal of harmful alterations, namely the use of cementitious renders and mortars. There are also proposals to replace the twentieth century Crittal windows with timber casement windows with double glazing. An accompanying application for planning permission has been submitted (ref: DC/24/0049).

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

The existing fenestration is of no historic merit and there is no objection to its loss. The replacements are considered to be of an acceptable design and detail, with sufficient information submitted to avoid the need for any conditional requirements.

Internally, the proposals include blast cleaning the historic timbers and repointing the inglenook fireplace, with the uncovering and repair of a concealed fireplace on the first floor; these are considered acceptable works. The blasting of the timbers can be controversial but, in this instance, the submitted details set out an acceptable conservation philosophy, and it is considered that these works would be

carried out sympathetically, with the revealing of historic markings on the faces of the timber beams and joists. The alterations to floor height and the removal of relatively modern partitions are also acceptable.

It is therefore considered that the proposal would not result in any adverse harm and 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 **Regulatory Condition**: The materials used in the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

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).

Plans list for: DC/24/0050
(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
Location & Block plan		2303CO_R1_000 REV 00	10.01.2024
Floor plan	Ground, as existing and proposed	2303CO_R1_100 REV 00	10.01.2024
Floor plan	First, as existing and proposed	2303CO_R1_101 REV 00	10.01.2024
Elevation plan	East, as existing and proposed	2303CO_R1_102 REV 00	10.01.2024
Elevation plan	North, as existing and proposed	2303CO_R1_103 REV 01	10.01.2024
Elevation plan	West, as existing and proposed	2303CO_R1_104 REV 01	10.01.2024
Elevation plan	South, as existing and proposed	2303CO_R1_105 REV 01	10.01.2024
Details plan	Door and Windows, as proposed	2303CO_R1_106 REV 00	10.01.2024
Design & Access Statement	Heritage	NONE	10.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.02.2024

Authorising Officer sign/initial Guy Everest Date: 06.03.2024