



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0323

Southdown House, High Street, Henfield, West Sussex,

DESCRIPTION:

Repair and maintenance to the roof including replacement of rotten timbers. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031

Policy 12 – Design Standards for New Development.

Henfield 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: No objection, conditions recommended.

Parish Comments:

Henfield Parish Council: No Objection, subject to the comments of the Conservation Officer.

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."

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas

Southdown House is a Grade II Listed Building with the list description stating: -

'C17 or earlier timber-framed building with the timbering and herring-bone brick nogging exposed in north wall but refronted with red brick on ground floor and fish-scale tiles above. Horsham slab roof. Gable at south end. Sash windows with glazing bars intact. Shop front at north end. Two storeys and attic in gable. Three windows.'

The roof timbers have clearly been affected by weight and water ingress over time and the roof structure needs additional support. It is considered that the submitted engineer's report satisfactorily strikes a balance between creating a structurally stable roof and retaining as much historic fabric as possible. The proposed approach to repairs and alterations are considered necessary and would ensure the preservation of the building as a whole.

The proposal 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 and the main contractor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the details 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 **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)

Plans list for: DC/26/0323

(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
Supporting Statement	Structural Engineers Remedial Works Specification	MM/25511	02.04.2026
Supporting Statement	Heritage	NONE	02.04.2026
Block plan		b90g/uk/1397523/1871949	02.04.2026
Location plan		NONE	23.02.2026
Supporting Statement	Remedial works specification	MM/25511	23.02.2026
Plans	Topographical Survey	001	23.02.2026
Floor plan	Ground floor	002	23.02.2026
Floor plan	First floor	003	23.02.2026
Floor plan	Loft	004	23.02.2026
Roof plan		005	23.02.2026
Elevation plan		006	23.02.2026
Section plan		007	23.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 19.05.2026

Authorising Officer sign/initial Guy Everest Date: 28.05.2026