Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0537
Ramblers , Church Place, Pulborough, West Sussex, RH20 1AF

DESCRIPTION:

Repair red clay roof tiles and chimney (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/0517	Surgery to 2 x Lime (Works to Trees in a Conservation Area)	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Pulborough Parish Council has No Made Plan.

Parish Design Statement:
Pulborough Design Statement, Supplementary Planning Document, May 2013.

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.

Parish Comments:

Pulborough Parish Council support this application.

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 (2024) 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 are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks Listed Building Consent for the repair of the red clay roof tiles and chimney. The works relate to the roof repair works due to tile damage to the roof and damp around a chimney breast. It is understood that the works have already been undertaken by using existing tiles, otherwise reclaimed handmade red clay tiles. Additionally, one chimney stack was rebuilt with the inclusion of a lead tray at the appropriate position.

Following consultation with the Conservation Officer, it is considered that the works carried out were necessary for the preservation of the listed building. Therefore, it is viewed that the proposal preserves the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

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/25/0537
(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
Design & Access Statement		NONE	31.03.2025
Supporting Statement	Heritage	NONE	31.03.2025
Location plan		NONE	31.03.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 19.05.2025

Authorising Officer sign/initial Tamara Dale Date: 22.05.2025