Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0421
Tanners Farm , Lordings Road, Adversane, West Sussex, RH14 9JE

DESCRIPTION:
Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0420	Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house and installation of 2no. dormers to the second floor (Householder Application).	Under Consideration

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

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

Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031:
Policy BILL 2 – Housing Design and Character

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: Following revisions satisfied the alterations and extensions will not harm the special interest of the listed building. The opportunity to understand and appreciate the special interest of the historic farmhouse will not be diminished following the work. Conditions are recommended to ensure a successful project.

Parish Comments:
No objection, subject to the consultation response 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 (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 conserve, sustain and protect the cultural and 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. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The proposed works entail the erection of a replacement single-storey extension and the formation of 2 dormers to the roof of the principal listed building.

The existing extension, to be demolished, is of no historical interest and there is no objection in principle to its replacement. The proposed extension would create an improved relationship with the historic dwelling, with a preferable building line and roof geometry.

As part of the application process amended plans have been received which result in an improved siting and design, with this amended element of the scheme such that there would be no harm to the special interest of the listed building, the significance of which would be preserved.

The submitted plans also include a new pool pavilion within the rear garden. This structure would not be physically attached to the principle listed building and would not require listed building consent. This outbuilding would instead be considered as part of the accompanying application for planning permission.

It is considered that subject to conditions, the proposed works would preserve the historic interest of Tanners Farm, 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 must meet the conservation officer of the Local Planning Authority, on site

or as otherwise agreed, to confirm that 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 relevant works associated with the extensions hereby permitted 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:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- Roof ridge
- Hips
- Valleys
- Eaves
- Verges
- Flat roof perimeters
- Section through tile hanging and external walls at junction with historic roof showing the affect of added wall thickness following fitment of insulation.

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric. This is particularly relevant to second floor bathroom.

c) Specification, including sketches where appropriate, of works to roof timbers including extent of work, methods to be used, and the type of any replacement timber in relation to creation of dormer windows. No rafters, purlins or other structural timber to be cut or otherwise altered in order to create dormers.

d) Samples or specifications of external materials and surface finishes.

d) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to internal & external wall insulation.

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**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

5 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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/25/0421
(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
Elevation plan	Proposed	699-107 REV E	14.05.2025
Roof plan	Proposed	699-106 REV E	14.05.2025
Elevation plan	Proposed	699-108 REV E	19.03.2025
Elevation & Floor plan	Proposed Pool Pavilion	699-109 REV C	14.05.2025
Design & Access Statement		699-600 REV A	19.03.2025
Supporting Statement	Heritage	699-601 REV A	19.03.2025
Plans	Topographical Survey	19251123/TS	25.03.2025
Supporting Docs	Ecological Impact Assessment	NONE	19.03.2025
Site plan	Existing	699-094 REV A	19.03.2025
Floor plan	Existing Ground	699-095 REV A	19.03.2025
Floor plan	Existing First	699-096 REV A	19.03.2025
Floor plan	Existing Second	699-097 REV A	19.03.2025
Elevation plan	Existing	699-098	19.03.2025
Section plan	Existing	699-099 REV A	19.03.2025
Location plan		699-100 REV B	25.03.2025
Block plan	Proposed	699-101 REV C	14.05.2025
Site plan	Proposed	699-102 REV E	14.05.2025
Floor plan	Proposed Ground	699-103 REV D	14.05.2025
Floor plan	Proposed First	699-104 REV D	14.05.2025
Floor plan	Proposed Second	699-105 REV D	14.05.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 09.07.2025

Authorising Officer sign/initial Guy Everest Date: 09.07.2025