DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0663
The Gatehouse , Warnham Park, Robin Hood Lane, Warnham, Horsham, West Sussex, RH12 3RP

DESCRIPTION:
Alterations to expand the outlets in the stone masonry to improve the rainwater goods including the change of outlet design (Listed Building Consent)

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

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

Warnham Neighbourhood Development Plan 2017-2031
Policy 5: Design of residential development

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:
Archaeology: No objection.

HDC Design and Conservation: No objection.

Historic England: No advice.

Parish Comments:
No comments.

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

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 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 District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The Gatehouse is a Grade II star Listed Building listed on 22.09.1959, the list description of which states: -

1828. Tudor Gothic. Ashlar. Horsham slab roof. Round-headed carriage archway across the drive with room over having 2 upright rectangular windows and cartouche between. Shaped gable above. Lodge on each side of 2 storeys and 3 windows with bays of 5-lights on both floors having stone mullions and crested parapet over. Shaped gables with finials above. Good example of a small Tudor Gothic building

The application seeks listed building consent for alterations to expand the outlets in the stone masonry to improve the rainwater goods including the change of outlet design. The proposal entails cutting 9 outlets (in situ) to increase their size to approximately 250mm, with removal of 9 lead pipes from the current outlets and the installation of new leadwork. It is considered that the existing leadwork is in need of repair and the level of detail submitted within the Design and Access Statement sufficiently details the extent of repair necessary and the methods to be used to carry out the repair. This is considered to be an acceptable approach and will ensure the building maintains its structural integrity and its special interest.

The proposal would preserve this historic interest of the Grade II star Listed Building and would have no adverse impact on the historic interest or significance, instead preserving the historic interest of the Grade II star Listed Building, in accordance with development plan policies and the guidance within the NPPF

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 to be used in the development hereby permitted shall strictly accord with those indicated on the Heritage and Method Statement received 29.04.2024.
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Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/24/0663
(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 plan		none	04.06.2024
Block plan		none	04.06.2024
Details plan	Current outlet profile	none	04.06.2024
Details plan	Proposed outlet profile - 3d	none	04.06.2024
Details plan		none	04.06.2024
Photos		none	04.06.2024
Photos		none	04.06.2024
Photos		none	04.06.2024
Photos		none	04.06.2024
Photos		none	04.06.2024
Photos		none	04.06.2024
Supporting Statement	Method	none	29.04.2024
Supporting Statement	Heritage	none	29.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 29.07.2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024