



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1402

Woodreeves, Lambs Green, Rusper, Horsham, West Sussex, RH12 4RG

DESCRIPTION:

Erection of single storey rear and side extension and alterations to fenestration (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/1752	Erection of a porch and link extension along the western elevation. (Retrospective). (Householder Application).	Application Permitted on 15.01.2026
DC/25/1753	Erection of a porch and link extension along the western elevation. (Retrospective). (Listed Building Consent).	Application Permitted on 15.01.2026
DC/19/2590	Erection of a front and rear porch, erection of a single storey side extension. Construction of an oak barn to the rear. (Householder)	Application Permitted on 25.02.2020
DC/19/2591	Erection of a front and rear porch, erection of a single storey side extension. (Listed Building Consent)	Application Permitted on 25.02.2020

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rusper Neighbourhood Plan 2018 – 2031:

Policy RUS3: Design

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 Design and Conservation: No objection, conditions recommended.

Parish Comments:

No objection, defers to the listed building 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

Section HE5 of the NPPF (2026) states that 'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance' (1). 'Development proposals which would have a positive effect on a designated heritage asset should be supported' (2) and 'Any harm to a designated heritage asset will be a matter of considerable importance and weight', which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

Policy 34 of the HDPF seeks to conserve and sustain the 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.

Woodreeves is a Grade II Listed Building listed on the 02.09.1971, with the list description stating:-

Probably C15 timber-framed hall-house, subsequently converted into 3 cottages, now empty. Plaster and painted brick infilling, with diagonal braces on first floor. West wall stone. Hipped tiled roof. Casement windows. Two storeys. Four windows. Circa 1370 has been painted on the front. The interior is said to have a crown-post roof and smoke blackened roof timbers.

The application seeks listed building consent for the erection of single storey rear and side extension and alterations to fenestration.

Woodreeves remains recognisable as an ancient building and the principal elevation remains relatively undisturbed. The rear of the building has been significantly affected by later additions and not entirely sympathetically. The proposed extension would be to a 1970s kitchen addition and is considered acceptable, with the siting, design and scale not harming the significance of the listed building. To ensure a successful build conditions are recommending in respect of materials and flat roof detailing.

It is noted that alterations are also proposed to the fenestration on the east and south elevations, with the detail and proportions acceptable, causing no harm to the significance of the listed building.

The proposed works would preserve the special architectural and historic interest of the Grade II Listed Building and would not result in any harm to its significance. The development would not result in harm to the significance of the heritage asset, nor would it adversely affect the character or appearance of the countryside location. As such, the proposal is considered acceptable from a heritage perspective 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:** No works above ground floor slab level relating to the extension hereby permitted shall take place until the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Samples or specifications of external materials and surface finishes.

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 works above ground floor slab level relating to the extension hereby permitted shall take place 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:

- Drawings to a scale not smaller than 1:5 fully describing flat roof details, including sections through roof perimeters including junction with west elevation and detail of weather seal.

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:** The new pitched roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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:** The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

- 6 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

- 7 **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).

Plans list for: DC/26/1402

(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 & Site plan	Existing	BA288 - 01 - 001	18.08.2026
Floor plan	Existing ground floor	BA288 - 01 - 002	18.08.2026
Floor plan	Existing first floor	BA288 - 01 - 003	18.08.2026
Roof plan	Existing roof	BA288 - 01 - 004	18.08.2026
Elevation plan	Existing elevations	BA288 - 01 - 005	18.08.2026
Location & Site plan	Proposed	BA288 - 03 - 001 Rev B	18.08.2026
Floor plan	Proposed ground floor	BA288 - 03 - 002 Rev A	18.08.2026
Floor plan	Proposed first floor	BA288 - 03 - 003 Rev A	18.08.2026
Roof plan	Proposed roof	BA288 - 03 - 004 Rev A	18.08.2026
Elevation plan	Proposed elevations	BA288 - 03 - 005 Rev B	18.08.2026
Design & Access Statement	Design & Access Statement	Rev C	01.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.10.2026

Authorising Officer sign/initial Guy Everest Date: 09.10.2026