Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1771
Westons Farm, Dorking Road, Warnham, Horsham, West Sussex, RH12 3QQ

DESCRIPTION:
Prior notification for the demolition of seven buildings.

RELEVANT PLANNING HISTORY:

DC/22/1867	Waterproofing works to basement and reinstatement of original opening with installation of window. Replacement window and grill to rear lightwell. (Listed Building Consent)	Application Permitted on 12.12.2022
DC/21/2470	Removal of existing pool house and construction of a replacement pool house and summer house.	Application Permitted on 26.01.2022

PLANNING ASSESSMENT
This application relates to the prior notification for the demolition of seven buildings at Westons Farm, Dorking Road, Warnham, Horsham, West Sussex. Westons Farm is outside the built up area boundary and is to the east of Grade II Listed Building Weston Place.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building.

Article B.2(b) states that *"where the demolition does not fall within paragraph (a) and is not excluded demolition-*

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site

(ii) An application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid."

The seven buildings proposed for demolition are located to the east and southeast of Westons Place, within the yard of Westons Farm.

Method of Demolition

The cover letter details the proposed demolition methods, working hours, removal of waste from the site, and measures to address potential asbestos. The statement also details the installation of protective fencing, potential asbestos removal and details of plant and equipment.

There are neighbouring properties in the wider vicinity of the buildings to be demolished, including Westons Place (40 metres) and The Granary (45 metres). There are multiple buildings to be demolished which will result in some disruption during demolition works. However, given that the buildings to be demolished are already in a dilapidated state, it would not be anticipated that the

demolition phased would be over a prolonged period of time (indicated as being a month or less in the submission). The demolition will take place by hand and some machinery (presumed larger hand tools). The cover letter details the proposed demolition would take place during regular working hours between 0900hrs and 1730hrs Monday to Friday. As such, the impact of the demolition would be limited to usual work hours, not on weekends and would be considered would not amount to an unacceptable harm in regard to the neighbouring properties.

Issues such as prolonged excessive dust or prolonged noise disturbance are not anticipated as a result of the work provided that suitable provisions are made, and it is not considered that the proposed demolition would affect the public highway.

Proposed Restoration of the Site

The statement details that the concrete hard standings under the buildings will be retained. This is considered acceptable given the existing character of the site.

Other Considerations

It is noted that representations have been received during the consideration of this notification. The issues raised in these representations have been considered in so far as they relate to the method of demolition and the restoration of the site, as set out in the GPDO. In respect of the other matters raised, which relate to the contribution of the buildings to the character / setting of neighbouring heritage assets, the justification for demolition, the relationship with future development proposals for the site, and ecology, they do not relate to the prior approval matters.

It is though noted, in respect of ecology, that Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that *"the competent authority must exercise their functions which are relevant to nature conservation…so as to secure compliance with the requirements of the Directives".* Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required. The Applicant is advised to liaise with Natural England directly.

Recommendation: Prior Approval Not Required

INFORMATIVE

Wildlife and Countryside Act 1981

The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

The Conservation of Habitats and Species Regulations 2017

The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Plans list for: DC/24/1771
(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	15.11.2024
Site plan		NONE	15.11.2024
Photos		NONE	15.11.2024
Supporting Statement	COVER LETTER		15.11.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 10/12/2024

Authorising Officer sign/initial Guy Everest Date: 12.12.2024