DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0720
Lower Prestwood Farm , Prestwood Lane, Ifield, West Sussex, RH11 0LA

DESCRIPTION:
Replacement of sash casements on front elevation (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0719	Replacement of sash casements on front elevation (Full Application).	Under Consideration
DC/23/0591	Replacement windows and french door (Listed Building Consent)	Application Permitted on 17.11.2023
DC/22/2292	Partial demolition of existing side projection and erection of a single storey side extension (Listed Building Consent).	Application Permitted on 17.03.2023
DC/22/2291	Partial demolition of existing side projection and erection of a single storey side extension (Householder Application).	Application Permitted on 17.03.2023

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):
Section 16 - Conserving and enhancing the historic environment

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

Rusper Neighbourhood Plan (RNP) 2018-2031:
RUS3 - Design
RUS4 - Local Heritage Assets

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: No objection, subject to the double glazing being no greater than 16mm in thickness.

Parish Comments:
No objections

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.

ASSESSMENT
Paragraph 205 of the NPPF states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 206 adds that "[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from 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.

Policy RUS4 requires development or alterations that are in the vicinity of Local Heritage Assets be reflective of them and not diminish their importance or hamper their stature. Design and construction should be in keeping to the Listed Heritage Asset and wider conservation area.

Lower Prestwood Farm is a Grade II Listed Building, described as "C18. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Doorway with flat hood. Ground floor extension at east end". The application seeks listed building consent for the replacement of sash casements to the front elevation of the building.

The existing windows are considered to be of limited quality and their significance in relation to the special interest of the building is not high. While their replacement would result in the loss of historic fabric it is not considered this would result in any adverse harm (to the significance of the heritage asset). The replacement windows would reflect the existing arrangement and this approach would be sufficient to preserve the character, appearance and significance of the building. The applicant has confirmed as part of the application process that 16mm double glazed units would be used as part of the works.

It is noted, notwithstanding the above, that the proposal would create some public benefit in terms of making the building more energy efficient and given the proximity to Gatwick airport. These benefits are not though key to the determination of the proposal, which was not considered to result in any adverse impact (which required weighing against such public benefit).

The proposed would preserve the historic interest of the Grade II Listed Building, 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 **Regulatory Condition**: The materials to be used in the works hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/24/0720
(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
Block plan	Existing elevations	LPF/101/WS/Sash	08.05.2024
Location plan		NONE	08.05.2024
Supporting Statement	Heritage	NONE	08.05.2024
Plans	WINDOW DETAILS		02.09.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 03/09/2024

Authorising Officer sign/initial Guy Everest Date: 06.09.2024