



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1097

Slinfold Village Stores , The Street, Slinfold, West Sussex, RH13 0RP

DESCRIPTION:

Repairs and alterations to roof and strengthening of existing roof structure. Installation of insulation and ventilation to roof. Replacement and alteration of rainwater goods. Remedial and aesthetic work to various points of brickwork in crack repairs. (Listed Building Consent)

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Slinfold Neighbourhood Plan 2014-2031:

Policy 5: Development Principles

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:

Design and Conservation: No objection

Parish Comments:

None received

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

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

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 H7 of the NPPF relates to decisions on non-designated heritage assets, where it is stated that development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

The application seeks listed building consent for repairs and alterations to roof and strengthening of existing roof structure. Installation of insulation and ventilation to roof. Replacement and alteration of rainwater goods. Remedial and aesthetic work to various points of brickwork in crack repairs.

Following consultation with the Council's Conservation Officer, it is considered that the proposed roof repairs, alterations and strengthening of the existing roof structure would preserve the special architectural and historic interest of the building. The works are predominantly internal and structural in nature and would not result in any harmful alteration to the character, appearance or significance of the heritage asset. The proposed repairs and alterations are necessary to secure the ongoing maintenance and structural integrity of the building and are therefore considered acceptable.

In addition, the replacement and alteration of rainwater goods and the remedial brickwork repairs would contribute to the long-term conservation of the building and would preserve its significance as a designated heritage asset.

It is noted that the proposed repairs and alterations would potentially improve weather proofing and thermal efficient of the building without adversely affecting the character and appearance of the existing building and the wider area.

The proposals in their entirety would not harm the character or appearance of the wider area, including the setting of neighbouring heritage assets. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above 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 development hereby permitted shall strictly accord with those indicated on the application form received 08.07.2026.

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).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1097

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	08.07.2026
Site plan		NONE	08.07.2026
Elevation plan		NONE	12.08.2026
Block plan	Existing (no changes)	NONE	04.08.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 05.10.2026