Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0257
Red Lion, 145 Lower Street, Pulborough, West Sussex, RH20 2BX

DESCRIPTION:

Replacement of 3no. first floor windows and 1no. side window (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/0014	Replacement of rear access door and two side windows on the east elevation and two side (gable end) windows on the second floor east elevation (Listed Building Consent).	Application Permitted on 03.04.2020
DC/17/0581	Conversion of garage to en-suite bedroom, garden room and decking (Listed Building Consent)	Application Permitted on 27.10.2017
DC/17/0580	Conversion of garage to en-suite bedroom; garden room and decking (Householder)	Application Permitted on 27.10.2017
DC/16/0408	Replacement of rear windows (Listed Building Consent)	Application Permitted on 15.07.2016
DC/04/1938	Installation of garage door to existing car port (Listed Building Consent)	Application Permitted on 13.10.2004
DC/04/1936	Installation of garage door to existing car port	Application Permitted on 13.10.2004
PL/41/01	Prior notification to erect 1 x 9 metre high wooden pole and fittings Site: Red Lion 145 Lower Street Pulborough	Application Permitted on 07.06.2001
PL/50/00	Conversion of public house into 1 dwelling and demolition of buildings Site: Red Lion 145 Lower Street Pulborough	Application Permitted on 20.07.2001
PL/49/00	Erection of 14 houses and conversion of public house to 1 dwelling Site: Red Lion 145 Lower Street Pulborough	Application Permitted on 25.07.2001

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but which could not proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. To unlock the Neighbourhood Plan, further work was commissioned to address the issue of water neutrality, with a Decision Statement now issued recommending the plan proceed to Referendum, details of which are not yet available. The following policies are of relevance to the current proposal: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 – 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 Conservation: No Objection

Parish Comments:

No Objection

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

Paragraph 212 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 213 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."

The Red Lion is a former public house built around 1690 THAT was converted into a private dwelling house in 2001. The application site is to the south side of Lower Street within the Pulborough conservation area. The Red Lion maintains original features such as fire places, timber roof beams and timber internal mouldings and fittings (such as staircases). The exterior of the house, particularly the front elevation, maintains many of the original features from the last few hundred years. The front timber sash windows remain and the front porch is also thought to be original. The house had a new attached garage erected to the rear when the house was converted in 2001 and there is a small rear garden with landscaped lawn and deck area abutting the house. The rear garden is fenced off from Wildbrooks close and there is a rear driveway for two cars by the garage door.

Listed Building Consent is sought for the replacement of the 3 first-floor front elevation (north) windows and 1 small side elevation (west) window on the ground floor. The 3 front elevation windows are of a timber construction with timber frames and cills and are beginning to perish significantly, therefore in need of replacement. The proposal is to replace the windows with like-for-like white timber casement

windows with black timber frames and cills to match the rest of the original windows on the house. The current windows are single glazed and are proposed to be replaced with slimline double glazed units and the handles and stays will be replaced with plain black monkey tail style to also match the rest of the original windows in the house. The replacement of the glass units with slimline double glazed units are sought to not only reduce noise and thermal loss but also allow the removal of the secondary glazed units from the inside of the house, returning the look of the windows more to their original appearance, from interior and exterior.

The small ground floor side window is currently a metal framed 'secondary glazed' style unit with a metal framed, single glazed pane unit that slides out from the frame on the inside. This matches other secondary glazed units inside the house on all of the front elevation windows on both floors. It is set out that the current window cannot be accessed from the outside of the house due to it being inset into the wall significantly and a set of original black iron security bars (permanently fitted into the wall) block access. The current window construction, being only a secondary glazed unit is allowing rain and water into the interior and is causing significant interior and exterior damage to plasterwork. The proposal is to replace this window with a redwood timber casement window with a single, double glazed pane of glass. The window will be non-opening as it is very small. and will result in all of the windows in the house being now of original wooden construction.

The application has been consulted with HDC Conservation and it is noted that the existing windows are no older than early twentieth century, where the glass has been traditionally manufactured with visible irregularities. However, it is considered that it is not so apparent that the loss of the glass will harm the special interest of the listed building and a condition is recommended to be attached to the consent.

The proposed, with the recommended condition attached, would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition:** The new windows 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. The existing metal grille will be retained in the ground floor opening.

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).

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/25/0257
(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
Supporting Statement	Heritage Statement	NONE	20.02.2025
Location plan		NONE	20.02.2025
Block plan		NONE	20.02.2025
Elevation & Floor plan		P184-01	20.02.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.04.2025

Authorising Officer sign/initial Tamara Dale Date: 16.04.2025