Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0908
South House Farm, Marringdean Road, Billingshurst, West Sussex, RH14 9HH

DESCRIPTION:
Conversion of barns and Old Stable Cottage to form a single dwelling (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0907	Conversion of barns and Old Stable Cottage to form a single dwelling (Full Application)	Pending
DC/24/0862	Erection of 1No. dwelling (in the alternative to permission granted under DC/22/0435 - Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse).	Pending
HRA/23/0021	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/22/0435	Application Permitted on 10.05.2024
DC/23/0674	Erection of 1 x new build dwelling in the alternative to permission granted under DC/20/1238 (Prior Approval of Proposed Change of Use of Agricultural Building to form 1 dwellinghouse).	Application Refused on 19.07.2023
DISC/22/0356	Approval of Details Reserved by Condition 1(A) to approve application DC/20/1238	Application Permitted on 06.02.2023
DC/22/0435	Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse.	Prior Approval Required and PERMITTED on 12.04.2022
HRA/21/0002	Regulation 77 of the conservation of habitats and species Regulations 2017 in respect of Prior Approval DC/20/1238.	Application Refused on 29.04.2022
DC/21/1054	Erection of 1 x new build dwelling in the alternative to permission granted under DC/20/1238 (Prior Approval of Proposed Change of Use of Agricultural Building to form 1 dwellinghouse).	Application Refused on 29.04.2022
DC/20/1238	Prior notification for change of use of agricultural buildings to single dwellinghouses (Class C3)	Prior Approval Required and PERMITTED on 07.09.2020

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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 Officer: No Objection

WSCC Highways: No Objection

Southern Water: No Objection/Advice

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 193 of the NPPF (2018) 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 194 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 site contains the Grade II Listed ‘South House Farmhouse’ and the Grade II Listed ‘Old Stable Cottage’. The site is outside any BUAB and is a countryside location. The site is east of Marringdean Road and is accessed via a private track running from the highway and past South House Farm Nursery before reaching the site.

The proposal seeks to convert the existing outbuilding barns and ‘Old Stable Cottage’ to form a single residential dwelling. The listing describes the building as dating from the 18th century and featuring tarred weather boarding to elevations and a hipped tiled roof. The application site comprises three buildings proposed for residential conversion, two further outbuildings, a swimming pool, pond and garden historically associated with the cottage.

‘Old Stable Cottage’ is a stone built one bedroom cottage, attached to the barn’s northern end. A smaller ‘pool’ barn is located to the south and is unattached. The three buildings are arranged around a swimming pool. ‘South House Farmhouse’ is located approximately 23m to the east.

The proposals would retain and fix shut the existing barn doors on the eastern elevation. The original wagon door on the internal courtyard elevation would be re-opened and infilled with glass doors set in slimline aluminium black frames. A new opening would be created on this elevation to provide natural light into the far end of the building. On the eastern elevation one set of upper windows would be removed.

Internally the barn would keep the kitchen in its existing position and the remainder of the space would provide an open dining and living area with no partitions. A small mezzanine would be installed in the southern end providing a separated area for games. The addition of the mezzanine level is proposed to allow for the provision of a small separate space suitable as a play space to help keep the ground floor tidy. The barn is currently used for residential use in association with the farmhouse, and the proposed is for independent residential use. The barn is currently underutilised as an ancillary building to the farmhouse, and the proposal is to give it a new viable purpose which would support its ongoing maintenance and preservation.

The immediate setting of the barn would not require alteration beyond the planting of a short section of hedge to enclose an existing opening to the south of the listed barn. All features of the setting including the pond, adjacent barns and two outbuildings would be retained. The setting of the barn would therefore remain largely unchanged. The application site forms the setting of South House Farmhouse.

The HDC Conservation Officer has been consulted and it is considered that the desire to separate the historic farm buildings from the farmhouse is appreciated and to undertake a more intensive residential conversion. The historic farm buildings are underused and a more intensive use will ensure there is motivation to maintain and repair them in the future. They are clearly no longer in agricultural use and the proposal will not dilute an appreciation or understanding of their historic context or relationship with the listed farmhouse. It is considered that the alteration will not be harmful, with recommended conditions, such that the interior will maintain the volume and character of the spaces. As such, the Conservation Officer has no objections to the proposal.

In conclusion, subject to conditions recommended by the HDC Conservation Officer, the proposal 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**.

2 **Pre-Commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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 relevant works shall commence 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:
a) Drawings to a scale not smaller than 1:5 fully describing new and replacement windows and external doors.

These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

b) Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features. This is particularly relevant to roof/wall junctions.

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 **Pre-commencement Condition:** Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

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).

8 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items 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).

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/24/0908

(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	Biodiversity Net Gain Assessment	NONE	24.06.2024
Supporting Statement	BNG metric	NONE	24.06.2024
Supporting Statement	Energy	NONE	14.06.2024
Supporting Statement	Heritage	NONE	14.06.2024
Supporting Statement	Habitat Survey	NONE	14.06.2024
Supporting Statement	Planning	NONE	14.06.2024
Location plan		126_01	24.06.2024
Block plan		126_02	14.06.2024
Floor plan	Existing	126_03	14.06.2024
Roof plan		126_04	14.06.2024
Elevation plan	Existing	126_05	14.06.2024
Elevation plan	Existing	126_06	14.06.2024
Elevation plan	Existing	126_07	14.06.2024
Floor plan	Proposed	126_08	14.06.2024
Floor plan	Proposed first	126_09	14.06.2024
Roof plan	Proposed	126_10	14.06.2024
Elevation plan	Proposed	126_11	14.06.2024
Elevation plan	Proposed	126_12	14.06.2024
Elevation plan	Proposed	126_13	14.06.2024
Supporting Statement	Appendix E	NONE	14.06.2024
Supporting Statement	Water Neutrality	NONE	14.06.2024

DELEGATED

Case Officer sign/initial Stephen Astles Date: 18.09.2024

Authorising Officer sign/initial J Hawkes Date: 19.09.2024