Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1482
Cidermill Farm , Knob Hill, Warnham, West Sussex, RH12 3SN

DESCRIPTION:

Demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DISC/18/0032	Approval of details reserved by conditions 4, 8, 9 and 10 on DC/16/0990	Application Permitted on 18.09.2018
DC/18/0147	Non-material amendment to previously approved application DC/16/0990 (Change of Use of agricultural building to workshops (class B1) and storage (class B8)) for repositioning of doors and revisions to internal layout.	Application Permitted on 13.09.2018
DC/22/1518	Prior notification for the erection of agricultural building.	Prior Approval Not Required on 06.09.2022
DC/24/1481	Demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above. (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Warnham Neighbourhood Development Plan 2017 – 2031

Parish Design Statement:
Warnham 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:

Conservation Officer raised no objection.

Parish Comments:

Warnham Parish Council - *raised no objections to this proposal however have concerns on grounds that the demolition of extensions to a listed building could undermine its historical integrity. While it is acknowledged the need for modernisation, any changes must be sympathetic to the original structure. Would request further details on how the proposed development will ensure that the character of the listed building is preserved, particularly with respect to materials and design.*

Representations:

There were no responses received from neighbour consultation.

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 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 and sustain the 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.

Cidermill Farm is grade II Listed Building, with the list description stating: -

‘*Probably C17. Two storeys. Three windows. Ground floor red brick and grey headers, above tile hung. Horsham slab roof. Casement windows. Modern addition to west.*’

The application seeks listed building consent for the demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above.

During the course of this application the scheme has been amended by reducing the level of glazing on the gable face of the proposed detached garage.

Cidermill Farm is a grade II listed building situated in a rural location to the north of Warnham. Evidently, the building has been extended over time with most notably a two storey extension to the rear, two storey extension to the side and a conservatory to the other side elevation.

The property was converted into two dwellings in the 1950’s but has since returned to a single dwelling. The proposed works would necessitate the removal of the side and rear two storey extensions and also the conservatory. The removal of these modern interventions is welcomed and will have a positive impact on the special interest of the listed building. The proposed extension to the rear is reflective of traditional extensions and will facilitate the reinstatement of the original proportions of the historic building particularly when viewed from the south. The enlargement of the property as suggested will not

conceal important views of the historic building or result in the new addition competing with the principal range.

Following consultation with the Council's Conservation Officer, there are some elements the require further consideration, particularly the window to the south elevation at first floor. It would be considered that the reference to the window enclosure should be retained internally to enable an understanding within the building of the former window position, and also further information with regards to the cutting of the tie beam. It would be preferred that this remaining part of the timber frame is retained, and that further thought is given to enable access while keeping the historic fabric of the building even if this means a lower threshold.

The proposed garage would be sited to the south east of the main house and due to its position would retain an appreciation of the listed building within its rural context, keeping open views to the countryside to the north. The reduced glazing on the gable face of the proposed detached garage ensures the building resembles an ancillary rural building in this location.

The Council's Conservation Officer has recommended a series of conditions to ensure that the detailing of the garage and the extension reflects the special qualities of the listed building. Overall, 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**: 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 **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:

i) new/and/or/replacement windows, external doors, rooflights.
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

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters

b) Schedule identifying all doors, doorcases, windows, joinery, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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

e) Samples or specifications of external materials and surface finishes.

f) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

4 **Regulatory Condition**: All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of 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).

5 **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).

NOTE TO APPLICANT

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/1482
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Topographic Survey	Sheet 1 OF 2	30.09.2024
Plans	Topographic Survey	Sheet 2 OF 2	30.09.2024
Floor plan	Main House Ground & First Floor Plan	NONE	30.09.2024
Elevation plan	Existing Elevations 1-4	NONE	30.09.2024
Elevation & Floor plan	Main House General Arrangement Plans and Elevations as Proposed	PL.11 REV A	14.11.2024
Elevation & Floor plan	Garage General Arrangement Plans and Elevations as Proposed	PL.12 REV A	14.11.2024
Site plan	Site Plan As Proposed	DP.13	25.09.2024
Location & Block plan	Main House/Garage Site Location and Block Plan As Proposed	PL.10	25.09.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 25.11.2024