Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1544
Blocques, The Village, Ashurst, West Sussex, BN44 3AP

DESCRIPTION:

Repairs to the existing timber framing, replacement of panel infills and installation of internal insulation to the west elevation. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

AH/11/85LB	2-storey extension to dwelling l.b.c. (From old Planning History)	Application Permitted on 22.10.1985
AH/12/85	2-storey extension to dwelling (From old Planning History)	Application Permitted on 16.10.1985
AH/11/81	Two stables and tack room (From old Planning History)	Application Permitted on 16.09.1981
AH/12/81	Lbc: two stables and tack room (From old Planning History)	Application Permitted on 16.09.1981
AH/8/81	Bungalow and double garage Comment: Outline (From old Planning History)	Application Refused on 13.05.1981
AH/5/79	Extension (From old Planning History)	Application Permitted on 19.07.1979
AH/8/76	Demolition of garage and shed and erection of new double garage on same site (From old Planning History)	Application Permitted on 16.08.1976

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Ashurst Parish Council voluntarily withdrew from the Neighbourhood Development Plan process on 12 October 2017

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:

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

Paragraph 205 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 206 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 Listed Building Consent application seeks consent for works undertaken to the building and timber framing to ensure the building's long term preservation. The scheme also includes the replacement of some of the panel infills and the installation of internal insulation. The proposal comprises a programme of repair works to the west elevation in order to prevent further deterioration and to maximise the building's original character and historic value. Unsympathetic interventions, including modern brick and concrete breezeblocks, contentious render and mortar and resins, are also proposed to be removed and replaced. The works subject of the application have already been undertaken.

The Design and Conservation Officer has been involved and consulted, and it is considered that the repairs to the timber frame were necessary and urgently required. As described in the supporting statement, the building has suffered from accelerated deterioration in recent years. The repairs are undertaken in a way that respects the surviving fabric and the carpentry tradition of the original constructors and the work will preserve the special interest of the listed building.

For these reasons, the proposed is considered would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

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/24/1544
(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
Design & Access Statement	Design Access Statement Incorporating Heritage Statement dated October 2024	NONE	03.10.2024
Details plan	Infill Panels	2408BL_R0_101 REV 01	03.10.2024
Elevation plan	Proposed West	2408BL_R0_100 REV 000	03.10.2024
Location & Block plan	Location Plan & Block Plan	2408BL_R0_000 REV 000	03.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.11.2024

Authorising Officer sign/initial Tamara Dale Date: 28.11.2024