Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1334
75 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:

Removal of internal modern studwork walls. Roofing repairs, replacement of rooflight, damp and timber treatments and electrical rewiring (Listed Building Consent).

RELEVANT PLANNING HISTORY:

The site has an extended planning history, with the 5 most recent detailed below:-

DC/21/2340	Fell x1 leylandii (Works to trees in Conservation Area)	Application Permitted on 11.11.2021
DC/21/0381	Surgery to 1 x Silver Birch (Works to Trees in a Conservation Area).	Application Permitted on 29.03.2021
DC/14/0728	Tile hanging to two chimney stacks (Listed Building Consent)	Application Refused on 25.06.2014
DC/14/0727	Rendering of two chimney stacks (Listed Building Consent)	Application Refused on 27.06.2014
DC/04/1863	Replacement window and insertion of a "sun tunnel" (Listed Building Consent)	Application Permitted on 12.10.2004

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Steyning Neighbourhood Development Plan 2019-2031:
Policy SNDP3- Contribution to Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:-

No.75 is a handsome eighteenth century dwelling illustrating the traditional use of flint as a building material. Appreciate the building may not be as dry as might be expected in the twenty first century. However, confident much of the moisture seen in the fabric is the result of overdue repairs, particularly to the roof and chimney stacks, as well as the lack of surface water gullies at the rear and side of the dwelling. The proposed fitment of moisture barriers to the ground floor and first floor walls is acceptable in this case in order to protect future surface decoration. Satisfied this will not result in harm to the historic fabric as long as the surface water is better managed and directed away from the exterior walls.

The proposed removal of modern internal partitions is acceptable and will result in an increased ability to understand the historic spatial arrangement. The replacement of the two windows on the northwest gable is also acceptable.

Conditions are recommended.

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 205 of the NPPF states that "when considering the impact of a 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 from development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

SNDP3.1 of Policy SNDP3 of the SNDP seeks to encourage development to positively contribute towards the character of Steyning.

This two-storey detached dwelling at 75 High Street is a Grade II Listed Building first listed in 1955. Listed buildings contribute positively towards the overall character of built environments and the dwelling have been part of the built environment of Steyning since the eighteenth century. It is therefore crucial to ensure that its historic value is retained and preserved.

Excess moisture has been found across many internal areas of the building and repairs are necessary to preserve the Listed Building. The proposed external and internal damp proofing repairs, and the

installation of moisture barriers would not result in a harm to the historic fabric of the building and would secure the continued preservation of the building. The proposed removal of modern internal partitions would further enhance the historic character of the Listed Building, and the proposed replacement windows to the northwest gable are also considered acceptable.

The proposal would therefore 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 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.

3 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

4 **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)

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/24/1334
(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	Damp Proofing Works	INS-190402-24(2)	18.10.2024
Details plan	Topographical Survey P1/3	2991/001	02.09.2024
Floor plan	Basement Floor Plan	2991/004	02.09.2024
Floor plan	Ground Floor Plan	2991/005	02.09.2024

Floor plan	First Floor Plan	2991/006	02.09.2024
Floor plan	Loft Plan	2991/007	02.09.2024
Elevation plan	Elevations	2991/008 Rev A	02.09.2024
Elevation plan	Elevations	2991/009	02.09.2024
Section plan	Section	2991/011	02.09.2024
Location plan		NONE	02.09.2024
Block plan		NONE	02.09.2024
Supporting Statement	Description of Works	NONE	02.09.2024
Supporting Statement	Cover letter	NONE	02.09.2024
Supporting Statement	Description of works	NONE	02.09.2024
Details plan	Reduce Ground Levels	NONE	18.10.2024
Details plan	HDPM Membrane	NONE	18.10.2024
Details plan	Sash Details	NONE	18.10.2024
Details plan	Casement Windows	NONE	18.10.2024
Elevation plan		2991/008A REV A	18.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 05.11.2024

Authorising Officer sign/initial Tamara Dale Date: 07.11.2024