Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0261
Hurston Place, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:
Construction of an open-air pool and related pool house (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0260	Construction of an open-air pool and related pool house (Householder Application).	Pending Consideration
DC/23/1729	Minor alterations to some recent partition works, refurbishment of bathrooms and kitchen, installation of canopy to rear entrance. (Listed Building Consent)	Application Permitted on 06.11.2023
DC/15/1657	New external windows and doors and minor internal alterations (Listed Building Consent)	Application Permitted on 12.11.2015
DC/15/1656	New external windows and doors and minor internal alterations (Householder application for Listed Building)	Invalid Application Withdrawn on 30.07.2015
DC/15/0407	Formation of new kitchen within existing living room (Listed Building Consent)	Withdrawn Application on 24.04.2015

RELEVANT PLANNING POLICIES
National Planning Policy Framework (NPPF) (2021 Revision):
Section 16 - Conserving and enhancing the historic environment

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 – 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:

Horsham District Council Conservation Department:
Horsham District Council Conservation Department raised no objections. Their comments read:

The wall bounding the former kitchen garden does form part of the listed building and is an important feature of the historic dwelling. It illustrates the desire and necessity of having home grown food available to occupants of a polite farm estate. The garden has not been planted for some time and appears to have been incorporated into the recreational garden space more recently. Although it would be beneficial for it to be brought back into use as a kitchen garden this is not something we should

insist upon. The proposed use of the space as a swimming pool and recreational area will not prevent it being understood in the context of an eighteenth century farm complex. The proposed pool house is reflective of a polite garden building that would not be unexpected in this context. I am content no harm will result and have suggested conditions below.

Parish Comments:
No objection subject to water neutrality assessment by HDC. SSPC would encourage pollinator friendly enhancements to the area in the hopes that biodiversity can be raised in the area. While acknowledging the Conservation Officer's report, if some brick walls could be retained and planted up this would assist the aforegoing suggestion.

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

This application is for construction of an open-air pool and related pool house (Listed Building Consent). at Hurston Place, Hurston Lane, Storrington. Hurston Place is a Grade II Listed Building, indexed in 1980. Hurston Place is a manor house that dates from the 17th century. The house is thought to be constructed in three phases, with the original 17th century house being L-shaped and expanded in the early 20th century.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Section 16, Paragraph 201 of the NPPF (2023) 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.

Policy 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The proposal is for the construction of an open-air pool and related pool house (Listed Building Consent). Following consultation with Horsham District Council Conservation Department the proposed alterations and development would not harm the historic integrity of the dwelling. The area which was

understood to be a small garden for the kitchen is to be converted for a pool and pool house. Though this will result in the loss of the original layout of the garden, the pool is not considered to demonstrably harm the Listed Building or harm the surrounding grounds. As such it is considered that the proposed is appropriate and respectful to the Listed Building and grounds.

The proposed would preserve the historic interest of Hurston Place, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition:** The works hereby permitted shall be commenced 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 windows & external doors.
These drawings must show:
- materials
- 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

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**: 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).

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/24/0261

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Protected Species Walkover Survey	NONE	16.02.2024
Location plan		001 REV B	16.02.2024
Site plan		003 REV A	16.02.2024
Site plan	Proposed	103	16.02.2024
Floor plan	Proposed roof	115	16.02.2024
Elevation plan	Proposed	131	16.02.2024
Supporting Statement	Design	NONE	16.02.2024
Supporting Statement	Heritage	NONE	16.02.2024
Supporting Statement	Water Neutrality	NONE	16.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 15/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 31.05.2024