Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1211
The Kings Head , Church Street, Rudgwick, West Sussex, RH12 3EB

DESCRIPTION:
Erection of an enlarged decking area, installation of external decorations, internal repairs and alterations. (Listed Building Consent).

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

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

Rudgwick Neighbourhood Development Plan (2031):
Policy RNP6 – Materials
Policy RNP7 – Architectural Style
Policy RNP9 – Street Scene

Rudgwick 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: No Objection.

Parish Comments:
No objection

Representations:
7 representations have been received (from 6 addresses) supporting the application.

1 representation, while supporting the application, notes the lack of reference to disabled access.

1 representation, while supporting the application, states that the decking will be within the churchyard of Holy Trinity Church and this would require separate ecclesiastical consent, with graves in this area.

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

Section HE5 of the NPPF (2026) states that '*When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance'* (1). *'Development proposals which would have a positive effect on a designated heritage asset should be supported'* (2) and '*Any harm to a designated heritage asset will be a matter of considerable importance and weight',* which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

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.

The Kings Head is a Grade II Listed Building, listed on the 28.11.1980 with the description stating:-

C18. Two storeys. Five windows. Ground floor faced with weather-boarding on a stone and brick base, above with fishscale tiles. Tiled roof. Glazing bars intact. To the south is a portion of lower elevation, once the stables, with one semi-circular window.

The King's Head is an important building and an important asset in the village. The building has been vacant in recent years and the absence of a viable use puts the building at risk. The proposed improvements and alterations would contribute toward the future viability of the existing use as a Public House, with use of the building ensuring its maintenance and upkeep. The proposed works are set out on detailed plans and it is considered they would not result in any harm to the significance of the listed building, in accordance with the above policies.

Other Matters

Comments have been received from neighbouring properties regarding land ownership. As part of the application process sufficient evidence has been provided to demonstrate appropriate notice has been served on relevant parties.

Conclusion

The proposal would not dilute the character of the vernacular listed building, the surrounding listed buildings or prevent an understanding or appreciation of its special interest. As such, the proposed extension 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

Plans list for: DC/26/1211
(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
Section plan	Section D-D as proposed	112	29.07.2026
Elevation plan	Proposed west elevation	120	29.07.2026
Elevation plan	Proposed elevations north and south	121	29.07.2026
Elevation plan	Proposed east elevation	122	29.07.2026
Design & Access Statement	Design & Access Statement	26001	29.07.2026
Supporting Statement	Heritage Statement	26001	29.07.2026
Section plan	Section A-A as existing	070	29.07.2026
Section plan	Section B-B, C-C, D-D as existing	071	29.07.2026
Elevation plan	Existing elevations west	080	29.07.2026
Elevation plan	Existing elevations north and south	081	29.07.2026
Elevation plan	Existing elevations east	082	29.07.2026
Floor plan	Proposed cellar	100	29.07.2026
Floor plan	Proposed ground floor	101 Rev A	29.07.2026
Floor plan	Proposed first floor	102 Rev A	29.07.2026
Section plan	Section A-A as proposed	110	29.07.2026
Section plan	Section B-B, C-C as proposed	111	29.07.2026
Location plan	Location Plan	50A	22.10.2026
Site plan	Site plan	55	14.08.2026
Floor plan	Existing cellar	060	29.07.2026
Floor plan	Existing ground floor	061	29.07.2026
Floor plan	Existing first floor	062	29.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.11.2026

Authorising Officer sign/initial	Guy Everest	Date:	11.11.2026