Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0598
Lower Chickens Farm, Dorking Road, Warnham, West Sussex, RH12 3RY

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/18/2569 (Replacing kitchen extension brickwork with glazed oak framing, forming vaulted ceiling to kitchen lobby and installing conservation rooflights to lobby and utility room (Listed Building Consent)) Installation of a larger rooflight to garden roof and the double doors replaced with a single door.

RELEVANT PLANNING HISTORY:

DC/18/2569	Replacing kitchen extension brickwork with glazed oak framing, forming vaulted ceiling to kitchen lobby and installing conservation rooflights to lobby and utility room (Listed Building Consent)	Application Permitted on 16.01.2019

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
Policy W5- Design of Residential Development

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 Design and Conservation – No objection

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 193 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 194 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."

Lower Chickens Farm is a Grade II Listed Building, which is a C17 or earlier timber framed building, which has been mostly re-faced with red brick and stone on the ground floor and tile hanging above under a Horsham Stone roof. The house sits back from the road by some 64 metres in a rectangular plot on the west side of Dorking Road, which is situated outside any defined built up area boundary and is therefore in the countryside. The site is well screened from the road by mature trees and hedges, though the land immediately surrounding the property is open fields these are enclosed by treed boundaries and a small copse of Ancient Woodland to the west, gives the property a degree of isolation.

Planning permission was granted in January 2019 for the replacing kitchen extension brickwork with glazed ok framing, forming vaulted ceiling to kitchen lobby and installing conservation rooflights to lobby and utility room (Listed Building Consent). The application seeks to vary the approved plans to install a larger rooflight to garden roof and the double doors to be replaced with a single door.

The proposed alterations are considered to be modest and would not have a significant adverse impact on either the Grade II listed building, the character of the site or wider surrounding area. The proposal would not appreciably impact on the appearance of the building or visual amenities of locality, and the proposal is considered acceptable in accordance with policies 32 and 33 of the HDPF.

The proposed alterations would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

In order to carry out the works, the approved planning application (DC/18/2568) would also be required to be varied under Section 73 or 96A of the Town and Country Planning Act 1990. The applicant is therefore advised that these amendments should first be sought prior to carrying out / completing the works.

Recommendation: Application Permitted

Conditions:

1 **Regulatory Condition**: The works relating to new windows and external doors, including a cross section of the frame, including junction with timber framing, method of opening and method of glazing, hereby approved shall be strictly undertaken in accordance with those approved under DISC/19/0209.

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)

2 **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)

INFORMATIVE
The granted consent relates to the listed building consent only (DC/18/2569). In order to carry out the works, the approved planning application (DC/18/2568) would also be required to be varied under Section 73 or 96A of the Town and Country Planning Act 1990. The applicant is therefore advised that these amendments should first be sought prior to carrying out / completing the works.

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/24/0598
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage and planning	NONE	19.04.2024
Elevation & Floor plan	Proposed sections	2141/03B	18.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 14.06.2024