Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/0518
Random Hall Hotel, Stane Street, Slinfold, West Sussex, RH13 0QX

DESCRIPTION:
Change of use from hotel to 6no. residential units (Listed Building Consent)

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/26/0517 | Change of use from hotel to 6no. residential units (Full application) | Pending Consideration |

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

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

**Slinfold Neighbourhood Plan**

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:
**Conservation Officer:** No objection
Following a meeting I remain satisfied the principle of change of use is acceptable in heritage terms. The existing hotel use is not instrumental in revealing its special interest. Although the hotel use has led to significant alteration and extension, the historic portion of the building remains recognisable. The proposed return to private residential use will not result in harm. The level of detail of physical alteration to achieve the conversion, provided with this application is low. I have suggested conditions below to ensure the separation and compartmentalisation of spaces to meet building regulations and fire safety requirements will not result in unintended harm.

An informed landscape design of the shared spaces and private spaces is important to reinforce an understanding and appreciation of the special interest of the listed building and its setting. I have also suggested a condition to cover this.

Parish Comments:
No objection

Representations:
1 letter of comment concerning the red line boundary on the submitted document, although support the change of use.

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

Policies HE4, HE5 and HE6 of the National Planning Policy Framework (2026) require heritage assets to be conserved in a manner appropriate to their significance. Development proposals affecting designated heritage assets should avoid or minimise harm to significance, with any harm requiring clear and convincing justification. Substantial weight should be given to the conservation of designated heritage assets, whilst harm to significance must be weighed against the public benefits of a proposal.

The original use of the building was as a two storey private residence dated around C16 and in timber-frame. The external materials are timber with plaster infilling to the south wall and to the east elevation it is stone at ground floor level and tile-hung above with bellcast between. The listed building has a tiled roof and Casement windows.

The nature and extent of the proposed development which would be to convert the listed building however the physical alterations included in the conversion from the submitted plans are not extensive and would largely involve restoring much of the property back to a dwellinghouse. Given that the level of detail with regards to the properties special historic interest is low within the submission, several conditions have been recommended by the Council's Conservation Officer to ensure that internal alterations would not result in harm to the listed building.

**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 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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**: 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 1:20 showing new internal drainage routes within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.

b) Drawings to a scale not smaller than 1:20 showing new staircase within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

4 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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.

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**Plans list for: DC/26/0518**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Floor plan | EXISTING FF | 172/2025/6 | 25.03.2026 |
| Floor plan | EXISTING GF | 172/2025/5 | 25.03.2026 |
| Supporting Statement | PLANNING STATEMENT | 172/2025 | 25.03.2026 |
| Floor plan | PROPOSED FF | 172/2025/4rc | 20.10.2026 |
| Floor plan | PROPOSED GF | 172/2025/3rc | 20.10.2026 |
| Location & Site plan | | 172/2025/1 | 25.03.2026 |

**DELEGATED**

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|---|---|---|---|
| Case Officer sign/initial | Hannah Darley | Date: | 20th October 2026 |
| Authorising Officer sign/initial | RHERMITAGE | Date: | 23.10.2026 |