DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0141
Swaynes, Guildford Road, Rudgwick, West Sussex, RH12 3JD

DESCRIPTION:

Installation of external door opening, new glazing and associated internal and external adjustments (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0140	Installation of external door opening, new glazing and associated internal and external adjustments (Householder Application)	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Rudgwick Neighbourhood Development Plan to 2031:
RNP6 – Materials
RNP7 – Architectual Style
RNP9 – Street Scene

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 with conditions recommended.

The part of the house subject of this proposal is a significant later extension of the ancient building, constructed in the early twentieth century. Although not of the greatest significance, this part of the dwelling does illustrate the history of the building especially in relation to the social and economic changes that took place during the nineteenth century. The internal spatial arrangement of this part of the house has been altered but the historic division of spaces remains recognisable. As long as some physical reminder of this division is retained, satisfied the proposed alterations will not harm the special interest of the listed building

Parish Comments: No Objection

Providing the HDC Heritage and Conservation Officer is satisfied that that proposed works will not adversely affect the listed building.

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 (2023) 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 206 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.

Swaynes Farmhouse is a Grade II Listed Building. Planning permission is sought for an existing opening to be enlarged, carefully reusing material where possible and sourcing new brick to match the existing, to make good the new opening. A new larger glazed opening to be formed, to improve access to the garden and natural light penetration into the ground floor living space.

Listed Building Consent is sought for the replacement of an existing window on the northern elevation with a set of doors. The doors would be similar to the proportions of other openings within the dwelling and utilise materials to match where possible. It is also proposed to remove an internal partition to open up the internal space to provide more natural light.

The existing window opening to the northern elevation is to be replaced with new doors to reflect the proportions of similar openings elsewhere within the dwelling. The proposed opening is considered to sit comfortably within the context of the elevation, and is considered to be of a size, proportion and design that would reflect the special character and interest of the host dwelling.

The HDC Conservation Officer has been consulted and has raised no objections to the proposed development. It is noted that although not of the greatest significance, this part of the dwelling does illustrate the history of the building especially in relation to the social and economic changes that took place during the nineteenth century. The internal spatial arrangement of this part of the house has been altered but the historic division of spaces remains recognisable. As long as some physical reminder of this division is retained it is considered that the proposed alterations will not harm the special interest of the listed building. A condition requiring that a wall nib to either side of the internal opening be retained to maintain the memory of the historic spatial arrangement.

Subject to the recommended conditions, the proposal 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning 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 **Regulatory Condition**: The demolition of the existing partition between the dining room and the former butler's pantry should allow for the retention of a wall nib to either side and a ceiling downstand. This is to maintain a memory of the historic spatial arrangement.

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**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0141
(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
Location plan	Location Plan	L_1943-3-020	24.01.2024
Section plan	Proposed Section C-C	L-1943-3-302	24.01.2024

Floor plan	Existing Ground Floor Plan	L-1943-1-100	24.01.2024
Elevation plan	Existing West Elevation	L-1943-1-200	24.01.2024
Elevation plan	Existing South Elevation	L-1943-1-201	24.01.2024
Elevation plan	Existing East Elevation	L-1943-1-202	24.01.2024
Elevation plan	Existing North Elevation	L-1943-1-203	24.01.2024
Section plan	Existing Section A-A	L-1943-1-300	24.01.2024
Section plan	Existing Section B-B	L-1943-1-301	24.01.2024
Section plan	Existing Section C-C	L-1943-1-302	24.01.2024
Block plan	Block Plan	L_1943-3-021	24.01.2024
Floor plan	Proposed Ground Floor Plan	L-1943-3-100	24.01.2024
Elevation plan	Proposed North Elevation	L-1943-3-200	24.01.2024
Elevation plan	Proposed East Elevation	L-1943-3-201	24.01.2024
Elevation plan	Proposed South Elevation	L-1943-3-202	24.01.2024
Elevation plan	Proposed West Elevation	L-1943-3-203	24.01.2024
Section plan	Proposed Section A-A	L-1943-3-300	24.01.2024
Section plan	Proposed Section B-B	L-1943-3-301	24.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 13/03/2024

Authorising Officer sign/initial Tamara Dale Date: 20/03/2024