Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1641
Sheepwash Farm, Copsale Road, Maplehurst, West Sussex, RH13 6QY

DESCRIPTION:
Timber frame repairs to north elevation, replacement of west elevation entrance door and new porch canopy. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

N/39/71	Extension to form additional sitting room, bedroom, entrance lobby and minor internal alterations Comment: Lbc and bregs (From old Planning History)	Application 03.03.1972	Permitted on
DC/19/1989	Installation of new external oil-fired boiler to rear of property, removal of stud-wall in ground-floor shower, installation of a cat-flap in the side wall of rear entrance porch (Listed Building Consent)	Application 28.11.2019	Permitted on
DC/20/1125	Removal and replacement of structural materials to the upper story of the east gable with additional repair works (Listed Building Consent)	Application 24.08.2020	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

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

Nuthurst Parish Neighbourhood Plan 2015-2031:
Policy 10- Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Parish Design Statement: Supplementary Planning Document 2016 to the Nuthurst Parish 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:
HDC Conservation: No objection:-
This application has two elements the first being the construction of a porch to the 1970's extension and the second being repairs to the timber frame of the historic northern elevation.

Looking to the proposed porch it is considered that this would not be an unexpected addition to the building. Due to its location on the modern addition of the building it would not compete with the more sensitive elevations of the property and harm the buildings special interest.

With regards to the repairs to the northern elevation, the timber frame informs the buildings significance with the use of traditional materials supporting an understanding of the building's heritage interest. It is recognised that the timber frame is in need of repair with works previously being undertaken on the east wing. Due to the nature of the repairs and the need to fully understand the scale of work required it would be suggested that consent is granted with a condition requiring that officers meet with the contractor so that the specification of the work can be agreed.

Parish Comments:
None received

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 212 of the NPPF (as amended in December 2024) states that "when considering the impact of a 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 213 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

Policy 10 of the NPNP seeks to ensure development to reflect the architectural and historic character and scale of the surrounding buildings.

The dwellinghouse at Sheepwash Farm is a two-storey Grade II Listed Building first listed in 1959 as Sheepwash Farmhouse. It is a timber-framed building with painted brick infilling and Horsham slab roof. Listed buildings contribute positively towards the overall character of built environments and the dwelling has been part of the built environment of the surrounding area since at least the 17th Century. It is therefore crucial to ensure that its historic value is retained and preserved.

Decay has been identified at multiple locations across the building's timber frame at the north elevation, and repairs are necessary to preserve the Listed Building. A pre-commencement condition will be included to this Listed Building Consent to fully understand the scale of work and ensure such proposed works are agreed by the HDC Conservation Officer.

The proposed porch with a replacement door would be located at the west elevation of the building, which was constructed as an extension under planning permission N/39/71 in 1971. Owing to its proposed location on the modern addition to the building, it is considered that the proposed porch would not harm the historic interest of the building.

A pre-commencement condition will also be included requiring the submission of details of the proposed works to the building to be approved before the commencement of relevant works to the proposed porch, proposed external door, timber frame repairs and its associated insulation works.

The proposal is considered to 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 **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 side or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and 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 is 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 1:5 fully describing:
i) new external doors
These drawings must show:
- materials
- decorative/protective finish
ii) Proposed porch including samples or specifications of external materials and surface finishes.

b) Specification, including location drawings and sketches where appropriate, of works to brick panels, repairs to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

c) Specification and/or drawings fully describing method of incorporating thermal insulation, describing the effect 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).

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/24/1641

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Elevation plan	North Proposed Repairs	NONE	01.11.2024
Elevation plan	Proposed West Entrance Porch	NONE	01.11.2024
Elevation & Floor plan	Proposed North Entrance Porch	NONE	01.11.2024
Location & Block plan		NONE	01.11.2024
Location plan		NONE	21.10.2024
Supporting Docs	Heritage, Design and Access Statement	NONE	21.10.2024
Supporting Docs	Description of Works: Timber Frame Restoration to North Elevation	NONE	21.10.2024
Supporting Docs	Description of Works: Addition of an Entrance Porch to West Elevation	NONE	21.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 19.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.12.2024