DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1569
Hooklands Farmhouse, London Road, Ashington, West Sussex, RH20 3AT

DESCRIPTION:
Mass concrete underpinning and installation of a root barrier to the two storey detached barn (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/21/1409	Prior notification to reconstitute existing farm track.	Prior Approval Required and REFUSED on 02.08.2021
DC/24/1505	Ground works and associated fibrous root pruning to install a root barrier 20m in length and 4m in depth.	Pending Consideration

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

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

Neighbourhood Plan:
Shipley Parish Neighbourhood Plan 2019-2031
Policy Ship HD3: High Quality Design

Parish Design Statement:
Shipley 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:
Conservation Officer: No objection

Parish Comments:
Shipley Parish Council support this application

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 (2024) 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 213 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."

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks Listed Building Consent for mass concrete underpinning and installation of a root barrier to the two storey detached barn.

It is acknowledged that the proposed works are to preserve this historic barn which forms part of the listed building. Following consultation with the Council's Conservation Officer, it is considered that this work is necessary and appropriate and should be carried out as soon as possible to prevent any further damage.

The proposal would preserve the historic interest of the designated heritage asset, 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 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:

- Specification, including location drawings and sketches where appropriate, of works to strengthen timbers and joints including extent of work, methods to be used, and the type of any replacement timber.

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/24/1569

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		none	13.12.2024
Floor plan	Existing and Proposed	WHC/9001/DC/006	25.10.2024
Elevation plan	Existing and Proposed	WHC/9001/DC/007	25.10.2024
Site plan		TQRQM24278114055054	13.12.2024
Supporting Statement	Design Calculations	9001	08.10.2024
Supporting Statement	Heritage	none	08.10.2024
Supporting Statement	Method	6897	08.10.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 27.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.02.2025