Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0290
Broadview , Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ

DESCRIPTION:
Change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and internal alterations. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/25/0289	Change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and Internal alterations. (Full)	Application Permitted on 02.05.2025
DC/24/0018	Change of use of the existing building to provide 6 bedspaces for students with special educational needs with associated alterations (Listed Building Consent)	Application Permitted on 22.03.2024
DC/24/1038	Refurbishment, internal alteration and change of use of the existing building to provide 6No. bedspaces for students with special educational needs (Listed Building Consent).	Application Permitted on 16.09.2024

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

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

Slinfold Neighbourhood Plan:
Policy 5: Development Principles

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: As this is a resubmission with no additional physical impact to the listed building, I remain content consent can be granted. Please accept previous comments relating to the previous application.

Parish Comments:
No objection comment 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 (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 the

Broadview itself is a large Grade II residential property with a number of ancillary outbuildings. The barn is fully established as a dwelling following conversion in the 1990s. The conversion is considered sensitive to retaining an appreciation of the historic farm complex. The development would not be considered to result in a greater impact to the special interest of the listed building. The level of detail and information included in the application means detailed conditions are not necessary in this case.

The proposed works 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 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.

Plans list for: DC/25/0290

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Location Plan	2119_001	25.02.2025
Block plan	Existing Block Plan	2119_003	25.02.2025
Floor plan	Existing Ground Floor Plan	2119_005	25.02.2025
Floor plan	Existing First Floor Plan	2119_006	25.02.2025

Elevation plan	Existing Elevations	2119_008	25.02.2025
Elevation plan	Existing Elevations	2119_009	25.02.2025
Floor plan	Proposed Ground Floor Plan	2119_010	25.02.2025
Floor plan	Proposed First Floor Plan	2119_011	25.02.2025
Elevation plan	Proposed Elevations	2119_013	25.02.2025
Elevation plan	Proposed Elevations	2119_014	25.02.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 05.06.2025