DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0727
Brook House , Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:

General repair works to house. External and internal alterations including paint removal, the replacement of windows. Removal and replacement of modern internal doors (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023
DC/25/0726	General repair works to house. External and internal alterations including paint removal, the replacement of windows. Removal and replacement of modern internal doors (Householder Application).	Pending Consideration
DC/23/0250	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Listed Building Consent).	Application Permitted on 13.11.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Nuthurst Neighbourhood Development Plan (2015):
Policy 1 - A Spatial Plan
Policy 10 - Housing Design
Policy 14 - Green Infrastructure and Biodiversity

Nuthurst 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:

HDC Conservation Officer: No Objection

The accompanying heritage statement clearly describes the significance of the listed building and the impact of the proposals. The proposal to clean the exterior of modern paints and mortar is appropriate in seeking to prevent further deterioration of historic fabric. The proposal to remove the Crittal windows is also acceptable. I would like the opportunity to discuss the retention of true leaded lights and so have suggested a condition below notwithstanding the accompanying section drawings showing the

proposed double glazing. The other general repairs and alterations are acceptable and will not harm the special interest of the listed building.

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

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Paragraph 205 of the NPPF 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 that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

The application concerns Brook House, a Grade II listed late-medieval farmhouse located in Maplehurst, West Sussex. The site includes curtilage-listed 17th- and 18th-century agricultural structures and lies within an Archaeological Notification Area. The proposed scheme seeks to remedy deterioration caused by inappropriate historic interventions and to reinstate features using conservation-led methods.

The submitted Design and Access Statement outlines the proposals as follows:

- Removal of non-breathable paint and cementitious mortars from the external timber frame and brickwork.
- Cleaning and limewashing of historic materials using specialist methods.
- Replacement of incongruous Crittall-style windows with sympathetic double-glazed bronze-framed leaded-light casements.
- Reinstatement of original timber framing at the rear.
- Restoration of the inglenook fireplace and chimney stack.
- Replacement of inappropriate modern internal doors.

These works are designed to improve the building’s physical condition, enhance its heritage value, and ensure its continued residential use without compromising its historic integrity.

The Conservation Officer has raised no objection to the proposal and considers that the proposals will not harm the special interest of the listed building. A condition has however been recommended in order to agree the detailing of the windows, where the retention of leaded lights is preferred. This is considered reasonable and necessary to ensure the preservation and enhancement of the designated heritage asset.

Subject to such condition, the proposal is considered to accord with the above policies.

Recommendation: Application Permitted

Conditions:

2 **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.

3 **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).

4 **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 replacement windows.

These drawings must show:
- materials
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

b) Method statement fully describing works to clean timbers and masonry including extent of work and methods to be used.

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/25/0727
(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 & Block plan	Location & Block Plan	2206BR_R0_000	01.05.2025
Floor plan	Second Floor Plan	2206BR_R0_102	01.05.2025
Elevation plan	West	2206BR_R0_103	01.05.2025
Elevation plan	South	2206BR_R0_104	01.05.2025
Elevation plan	East	2206BR_R0_105	01.05.2025
Elevation plan	East and Roof Insulation Detail	2206BR_R0_106	01.05.2025
Details plan	Fenestration Details	2206BR_R0_200	01.05.2025
Floor plan	Ground Floor Plan	2206BR_R0_100	01.05.2025
Floor plan	First Floor Plan	2206BR_R0_101	01.05.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 25.06.2025

Authorising Officer sign/initial Tamara Dale Date: 26.06.2025