Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0726
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 (Householder Application).

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/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
DC/25/0727	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).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

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

Nuthurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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. 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.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

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.

Policy 10 of the Nuthurst Neighbourhood Plan requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish. It also acknowledges that part of the parish lies within the High Weald AONB and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to an AONB setting.

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.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed works, and the resulting relationship with adjoining properties, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

Subject to appropriate conditions, proposed works are considered to comply with local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **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.

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/25/0726
(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