Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1411
Pooks Farm , Frylands Lane, Wineham, West Sussex, BN5 9BT

DESCRIPTION:
Replacement of windows and external doors, installation of log burner and chimney liner within existing fireplace, specialist conservation repair works to external timber frame and infill panels. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/1993	Change of use of a timber framed barn to form one separate dwelling house with associated parking for two vehicles, in conjunction with the removal of associated outbuildings and the provision of a double garage (Listed Building)	Withdrawn Application on 05.07.2022
DC/23/1732	Prior notification for the erection of an extension to the existing central agricultural barn.	Prior Approval Required and REFUSED on 13.10.2023
DC/23/1733	Prior notification for the erection of an extension to the existing western agricultural barn.	Prior Approval Required and REFUSED on 13.10.2023
DC/23/1927	Extension to existing (western) agricultural barn.	Application Permitted on 19.12.2023
DC/23/1928	Extension to Existing Agricultural Barn (Central)	Application Permitted on 19.12.2023

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

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

Wineham and Shermanbury Neighbourhood Plan 2014 – 2031:
Policy 3 – Heritage Asset
Policy 5 – Design

Parish Design Statement:
None

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:
Shermanbury Parish Council: Confirms it supports the 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

Section HE5 of the NPPF (2026) states that 'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance' (1). 'Development proposals which would have a positive effect on a designated heritage asset should be supported' (2) and 'Any harm to a designated heritage asset will be a matter of considerable importance and weight', which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

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 proposal seeks listed building consent for the replacement of windows and external doors, installation of log burner and chimney liner within existing fireplace, specialist conservation repair works to external timber frame and infill panels.

This application is accompanied by a comprehensive heritage assessment. Pooks Farm is a good example of an ancient farmstead and reflects the traditional vernacular of this part of the Low Weald. Unfortunately it has been subject to misinformed repairs in the more recent past and this has led to accelerated decay. The details of the repair to the timber frame and infill panels are considered acceptable. Following consultation with the Council's Conservation Officer, it is considered satisfactory that the replacement of the twentieth century windows would not result in harm to the special interest of the listed building. The proposed log burner and flue are also viewed acceptable. The submitted drawings are sufficient to avoid detailed conditions in this instance. However, the Council's Conservation Officer has asked for a meeting with the contractor once the historic fabric is exposed.

For the above reasons, it is considered that the proposal 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.

2 **Pre-commencement Condition**: Following the exposure of the timber frame and infill panels and before any external repair 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 the findings of the material make up of the infill panels and the chosen method of repair or replacement.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/1411

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing	2601PO_000	02.09.2026
Block plan	Existing	2601PO_001	02.09.2026
Plans	Existing survey	2601PO_002	02.09.2026
Floor plan	Existing and proposed ground	2601PO_100	02.09.2026
Floor plan	Existing and proposed first	2601PO_101	02.09.2026
Elevation plan	Existing and proposed	2601PO_102	02.09.2026
Elevation plan	Existing and proposed west	2601PO_103	02.09.2026
Elevation plan	Existing and proposed north	2601PO_104	02.09.2026
Elevation plan	Existing and proposed east	2601PO_105	02.09.2026
Elevation plan	Proposed east frame repairs	2601PO_700	02.09.2026
Elevation plan	Proposed north frame repairs	2601PO_701	02.09.2026
Elevation plan	Proposed north frame repairs	2601PO_702	02.09.2026
Elevation plan	Proposed west frame repairs	2601PO_703	02.09.2026
Elevation plan	Proposed south frame repairs	2601PO_704	02.09.2026
Plans	Existing window schedule	2601PO_800	02.09.2026
Plans	Proposed window schedule	2601PO_801	02.09.2026
Details plan	Proposed flush casement	2601PO_802	02.09.2026

Details plan	Proposed flush casement	2601PO_803	02.09.2026
Details plan	Proposed flush casement	2601PO_804	02.09.2026
Details plan	Proposed flush casement	2601PO_805	02.09.2026
Supporting Docs	Application Form	NONE	02.09.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 26.10.2026