DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0955
Chewton , The Street, Slinfold, West Sussex, RH13 0RR

DESCRIPTION:
Removal of Condition 3 of previously approved application DC/23/1698 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)) Relating to the rooflights.

RELEVANT PLANNING HISTORY:

DC/23/1697	Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)	Application Permitted on 07.11.2023
DC/23/1698	Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)	Application Permitted on 07.11.2023
DC/24/1977	Non Material Amendment to previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension) for internal alterations to approved layout and changes to windows.	Application Permitted on 28.01.2025
DC/25/0012	Demolition of existing single storey rear extension and erection of a single and two storey rear extension with internal alterations (Listed Building Consent).	Application Permitted on 16.05.2025

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

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

Slinfold Neighbourhood Planning 2014 – 2031
Policy 1 – Conservation area

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 Design and Conservation: No objection.

Parish Comments:
Slinfold Parish Council raised no objection

Representations:
There were 5 no. comments received during neighbour consultation period stating the following:

- The extension and all work associated with this planning application has been done to a high standard, in keeping with the original property.
- This is a conservation area and the windows fitted are appropriate to the area. There are numerous surrounding buildings which have roof lights of differing ages and design, all at the rear of their properties.
- No reason to object to the windows fitted or being fitted as they too are at the rear of the property.
- The roof lights that have been installed do keep the integrity but also function, which obviously is very important too. Are sympathetic to the listed building and the conservation area.
- The very same windows have been used in recent new-builds near the cricket pitch in the village as well.
- As the windows in question can only be seen from the side and rear of the building, it seems unnecessary to insist they are changed.
- The new windows have been installed with great care, respecting the period of the property;
- They look very sleek and appropriate in the roof, and totally in keeping with other houses in the village where similar windows have been installed.
- Opinion the velux windows that have been installed at the property 'Chewton' are sympathetic to the age of the property, look well made and unobtrusive.
- The criteria for the windows was for them to be flush to the roofline, and for them to metal framed. The windows that have been installed fulfil that brief.
- Believe that the windows that have been installed should remain.

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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

This application relates to the removal of Condition 3 of previously approved application DC/23/1698 relating to the roof lights. The condition reads:

3. *Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.*

   Reason: 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).

It is generally expected that historic buildings would make use of conservation style rooflights, which have a less bulky and conspicuous presence that velux-style equivalents. It is though acknowledged that the rooflights within the approved development do not affect the principal elevation of the building

and there is no adverse impact on historic fabric. The removal of the condition would not therefore have any adverse impact on the significance or historical interest of the building. It is noted that any future rooflights would be assessed on their own merits, and the removal of the condition would not confirm the acceptability or otherwise or any future alterations to the building.

Recommendation: Application Permitted

Conditions:

1 **Regulatory Condition**: The works shall take place in accordance with the details approved under application ref: DISC/24/0038 on 10.05.2024.

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).

2 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: 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).

Plans list for: DC/25/0955
(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
Elevation plan	Existing and proposed	DE1045 / 30 REV P4	09.06.2025
Elevation plan		DE1045 / 30 REV P4	09.06.2025
Supporting Statement	Heritage	NONE	09.06.2025
Supporting Statement		NONE	09.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 30.07.2025

Authorising Officer sign/initial Guy Everest Date: 04.08.2025