DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2134
Westlands Old Farm House, Billingshurst Road, Ashington, Pulborough, West Sussex, RH20 3AY

DESCRIPTION:
Refurbishment of garages after collapse of buildings (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/18/1731	Repair of south elevation roof tiles, replacement of timber battens underneath and chimney flashing (Listed Building Consent)	Application Permitted on 15.10.2018
DISC/18/0359	Approval of details reserved by condition 4 to approved application DC/18/1731	Application Permitted on 15.02.2019
AS/7/58	Garage and access (From old Planning History)	Application Permitted on 12.07.1958
AS/7/52	Garage (From old Planning History)	Application Permitted on 04.02.1953

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

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

Ashington Neighbourhood Plan (2019-2031)

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: No Objection

Parish Comments:
No Objection

Representations:
One representation received from neighbouring property in support of the application, stating that the replacement garages have been built with consideration and as far as possible the original materials have been used.

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 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 206 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."

Westlands Old Farm House is identified on the 1875 OS survey as Stickers Farm, which clearly shows the farm house and associated farm buildings to the south. The site is identified as West Lands by the 1896 survey. The building was first listed in 1980 following the subdivision of the house in the 1950's. It would be considered that the former farm buildings would be curtilage listed.

The application has been submitted following the collapse of the original building with the reconstructed building rebuilt using traditional materials. It would not be considered that the proposal would result in any adverse harm to the special interest of the listed building, in accordance with development plan policies.

Recommendation: Application Permitted

Plans list for: DC/23/2134

(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
Floor plan	Proposed	NONE	08.04.2024
Floor plan	Existing	NONE	08.04.2024
Elevation plan	Existing and Proposed Front	NONE	08.04.2024
Elevation plan	Existing and Proposed North	NONE	08.04.2024
Elevation plan	Existing and Proposed West	NONE	08.04.2024
Elevation plan	Existing and Proposed South	NONE	08.04.2024
Location plan		p2e/uk/1071174/1442484	11.03.2024
Block plan		b36e/uk/1071165/1442475	10.04.2024
Supporting Statement	Heritage	none	10.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.06.2024

Authorising Officer sign/initial Guy Everest Date: 05.06.2024