Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1690
Hook Farm, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DP

DESCRIPTION:
Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/1689	Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use (Householder).	Under Consideration
DC/24/1783	Prior notification for the demolition of Agricultural outbuildings	Prior Approval Not Required on 08.01.2025
DC/24/1784	Prior Notification for Change of Use of an Agricultural Building to 1no dwellinghouse (C3 Use Class).	Prior Approval Required and REFUSED on 10.01.2025
DC/25/0163	Prior notification for the demolition of agricultural buildings.	Under Consideration
DC/25/0164	Prior Notification for change of use from an agricultural building to 1No. dwelling (Class C3).	Under Consideration

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

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

Billingshurst Parish Neighbourhood Plan 2019-2031
Policy Bill 2 – Housing design and character

Billingshurst 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 heritage statement describes the history of the site and the more recent physical alterations and changing use of the buildings. The twentieth century workshop is placed to disrupt an appreciation of the historic farmstead complex. I welcome the removal of this building as it will better reveal the special interest of the farm. The historic barn is in need of repair and the proximity of the workshop does hinder this. In any case, finding a more intensive use is key to ensuring motivation for continued maintenance in the future. The proposed conversion of the barn is not controversial. The specific alterations will maintain an ability to understand and appreciate

its former use and its relationship with the listed farmhouse. Likewise, the conversion of the pigsty building is also acceptable. I am satisfied the fenestration details are acceptable subject to conditions.

Archaeological Consultant: Comments - The site is within an Archaeological Notification Area DWS8920 Hook Farm Medieval Historic Farmstead, Billingshurst but the proposals do not involve any new significant ground disturbance that would disturb archaeological remains and so we have no archaeological concerns.

Place Services: No Objection - The ecology consultation comments confirm that the development has been reviewed in relation to its potential impact on designated sites, protected species, and habitats. The Bat Emergence Survey Report (October 2024) found no bat emergences from the barn, and the Bat Roost Potential Memo (February 2025) confirmed that the two workshops have negligible bat roost potential, so no further bat surveys are required.

The site lies within 12km of the The Mens Special Area of Conservation (SAC), but there are no records of the qualifying Barbastelle bats within 2km. Bats recorded within 2km include Common Pipistrelle, Soprano Pipistrelle, and others. There are no trees or hedgerows on site, so the development will not sever flight lines for bats, and habitat connectivity will be maintained. The consultation confirms that no adverse effects on the integrity of the bat SAC are anticipated, and a project-level HRA Screening Report is recommended.

The consultation concludes that there is sufficient ecological information for determination, with no objections raised on ecological matters, except for Great Crested Newts, which will be reviewed by the NatureSpace Partnership. The identified mitigation and enhancement measures for bats should be secured by a condition and implemented in full to conserve and enhance protected species.

Nature Space: No Objection - The Newt Officer's comments indicate that the proposed development is unlikely to impact great crested newts or their habitats. However, since the site is within the red Impact Risk Zone, as identified by district licence mapping, the officer recommends that an informative be attached to the planning consent.

Southern Water: No Objection

Parish Comments:
Billingshurst Parish Council: Customer made comments neither objecting to or supporting the Planning 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

In the 2024 revision, the NPPF continues to emphasize the importance of conserving the historic environment. Paragraph 199 maintains that when considering the impact of a proposed development

on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

This aligns with the requirements of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in considering whether to grant planning permission for development affecting a listed building or its setting, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In applying section 66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

The site at Hook Farm comprises a Grade II listed farmhouse and curtilage-listed agricultural buildings, including a historic 17th-century barn and an 18th-century pigsty. Over time, the farmstead has evolved, incorporating 20th-century structures that detract from its historic character. In line with Policy 34 of the Horsham District Planning Framework (HDPF), this proposal seeks to enhance and sustain the site's heritage value through appropriate redevelopment.

Policy 34 recognizes that heritage assets are an irreplaceable resource and should be sustained and enhanced through positive management. The proposed development at Hook Farm meets the policy requirements by:

1. Retaining and reinforcing the special character of the farmstead through appropriate design, siting, and use of traditional materials (dark-stained weatherboarding, clay tiles, and black steel windows).
2. Ensuring that alterations respect the significance of the historic buildings, particularly by preserving the open-plan nature of the barn, reinstating historic threshing doors, and using sympathetic glazing treatments.
3. Enhancing the historic setting by removing the 20th-century workshop, which currently disrupts an appreciation of the original farmstead layout.
4. Securing the viable future use of heritage assets, preventing the barn from falling into disrepair by giving it a new, sustainable function in line with Paragraphs 201-223 of the NPPF (2024).

The Heritage Officer's comments further support this approach. They note that "The twentieth-century workshop is placed to disrupt an appreciation of the historic farmstead complex. I welcome the removal of this building as it will better reveal the special interest of the farm." Regarding the historic barn, the officer observes, "The barn is in need of repair, and the proximity of the workshop does hinder this. In any case, finding a more intensive use is key to ensuring motivation for continued maintenance in the future." On the proposed conversion of the barn, the officer comments, "The proposed conversion is not controversial. The specific alterations will maintain an ability to understand and appreciate its former use and its relationship with the listed farmhouse." Similarly, the officer finds the conversion of the pigsty building to be acceptable, stating, "I am satisfied the fenestration details are acceptable."

The Heritage Officer's support for the proposed scheme further confirms that the removal of intrusive modern elements, restoration of historic character, and careful adaptation for residential use will enhance the site's overall significance.

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**: 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).

3 **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:

Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.

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 **Regulatory Condition**: Following fitment of thermal insulation the new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

5 **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).

6 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevations and materials plan Ref: 2405HK_R0_200.

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).

7 **Regulatory Condition**: No additional external lighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality 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/24/1690
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Proposed	2405HK_R0_200	30.10.2024
Supporting Statement	Bat Emergence Survey Report	none	30.10.2024
Design & Access Statement	and Heritage	none	30.10.2024
Supporting Statement	Bat Roost Report Workshop Buildings	none	10.02.2025
Elevation plan	Existing and Proposed South	2405HK_R0_101	30.10.2024
Location plan		2405HK_R0_000	30.10.2024
Block plan	Proposed	2405HK_R0_001	30.10.2024
Floor plan	Existing and Proposed Ground	2405HK_R0_100	30.10.2024
Elevation plan	Existing and Proposed West	2405HK_R0_102	30.10.2024
Elevation plan	Existing and Proposed North	2405HK_R0_103	30.10.2024
Elevation plan	Existing and Proposed East	2405HK_R0_104	30.10.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 28.02.2025