DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1026
Mill Hill House , Guildford Road, Rudgwick, West Sussex, RH12 3HZ

DESCRIPTION:
Erection of a three bay garage and log store (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/1663	Conversion, extensions and alterations to existing outbuilding to form a four-bedroom detached dwelling (Householder Application).	Application Permitted on 24.10.2023
DC/22/1664	Conversion, extensions and alterations to existing outbuilding to form a four-bedroom detached dwelling (Listed Building Consent).	Application Permitted on 24.10.2023

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

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

Rudgwick Neighbourhood Development Plan 2031:
Policy RNP6: Materials
Policy RNP7: Architectural Style
Policy RNP17: Green Infrastructure and Trees

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:
No objection – subject to compliance with Policy RNP17 of the Rudgwick Neighbourhood Development Plan

Representations:
1 representation received raising no objection to the application.

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 212 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 213 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."

Policy 34 of the Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Mill Hill House was listed on the 28.11.1980, with the listing description describing the property as:

Late C18 or early C19. Square house. Two storeys. Three windows. Red brick and grey headers Hipped tiled roof. Glazing bars intact.

The application seeks listed building consent for the erection of a three-bay garage and log store. The application site is set back from the highway with existing mature boundary screening. The proposed triple bay garage and log store would be located to the eastern corner of the curtilage and would be accessed via the existing driveway.

The proposed three bay garage and log store would be located within established trees, where this would mitigate views from public vantage points. The design of the garage and log store, including the materials to be used, and the existing mature boundary screening is considered acceptable in this location and would have no adverse impacts on the setting of the listed building, the historic interest and significance of which would be preserved.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

Plans list for: DC/25/1026
(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
Block plan	Proposed	NONE	23.07.2025
Design & Access Statement	Heritage	NONE	23.06.2025
Location plan		NONE	23.06.2025
Elevation & Floor plan		NONE	23.06.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.09.2025

Authorising Officer sign/initial Guy Everest Date: 17.09.2025