DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1220
Little St Marys, The Street, Bramber, West Sussex, BN44 3WE

DESCRIPTION:
Repair, conservation, and structural work. Replacement of the roof structure and tiles, removal of the chimney stack, alterations to fenestration, reconfiguring the internal layout, replacement of the cement floor with a traditional limecrete floor. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0147	Remove brick insert from existing open fire place, installation of a chimney liner and woodburning stove. (Listed Building Consent).	Application Permitted on 10.04.2025
DC/25/1013	Repair, conservation, and structural work. Replacement of the roof structure and tiles, removal of the chimney stack, alterations to fenestration, reconfiguring the internal layout, replacement of the cement floor with a traditional limecrete floor.	Application Permitted on 14.08.2025

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

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

Bramber Neighbourhood Plan 2018 to 2031
Policy B3 – Design of development

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:
HDC Conservation Officer: No objection

Parish Comments:
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

Paragraph 212 of the NPPF (2024) 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 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 application seeks Listed Building Consent for the repair, conservation, and structural work. Replacement of the roof structure and tiles, removal of the chimney stack, alterations to fenestration, reconfiguring the internal layout, replacement of the cement floor with a traditional limecrete floor.

Following consultation with the Conservation Officer, it is noted that the comprehensive heritage statement and accompanying method statements describe the proposed works to the listed building. It is clear that the repairs are necessary and, in some cases, urgent to preserve the special interest of the listed building. It is appreciated that the proposed alterations are based on a full understanding of the special interest of the listed building and will not result in harm. The submitted information is sufficient and no detailed conditions are required in this case.

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

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/25/1220

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Proposed	2505LM_R0_000 REV 000	25.07.2025
Supporting Statement	Design, Access and Heritage	NONE	25.07.2025
Supporting Statement	Specifications and Method Statements	NONE	25.07.2025
Elevation plan	Existing	NONE	25.07.2025
Floor plan	Existing First	NONE	25.07.2025
Roof plan	Existing	NONE	25.07.2025
Site plan	Existing	NONE	25.07.2025
Floor plan	Existing Ground	NONE	25.07.2025
Location plan		NONE	25.07.2025
Site plan	Existing Full	NONE	25.07.2025
Plans	Proposed Roof Vaulting, Plans and Sections	655925/01	25.07.2025
Plans	Proposed 3D	NONE	25.07.2025
Plans	Proposed Top View	NONE	25.07.2025
Plans	Proposed 3D	NONE	25.07.2025
Section plan	Proposed	NONE	25.07.2025
Elevation plan	Proposed	NONE	25.07.2025
Floor plan	Proposed First	NONE	25.07.2025
Roof plan	Proposed	NONE	25.07.2025
Floor plan	Proposed Ground	NONE	25.07.2025
Plans	Existing 3D	NONE	25.07.2025
Site plan	Proposed Full	NONE	25.07.2025
Plans	Proposed Top View	NONE	25.07.2025
Plans	Existing 3D	NONE	25.07.2025
Section plan	Existing	NONE	25.07.2025
Photos		NONE	25.07.2025

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date:	09.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	17.09.2025