Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1160
52 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
Provide a new oak beam and supporting post in place of the original, replicating the original materials and appearance and detailing, including assumed mortise and tenon joints, notches, holes, old fixing positions to maintain and support to the original building structure and fabric above. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None

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

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

Neighbourhood Plan:
Steyning Neighbourhood Development Plan 2019 – 2031:
Policy SNDP2 - Responsible Environmental Design
Policy SNDP3 - Contribution to Character

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
suggested conditions (attached)

Parish Comments:
No Objection

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 to provide a new oak beam and supporting post in place of the original, replicating the original materials and appearance and detailing, including assumed mortise and tenon joints, notches, holes, old fixing positions to maintain and support to the original building structure and fabric above.

Following consultation with the Conservation Officer, it is acknowledged that the proposal follows the prior discussions the Conservation Officer had with the engineer and the surveyor. Therefore, it is considered that the proposal will preserve the special interest of the 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 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising and undertaking the works must meet the Conservation Officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the details included in the listed building consent application 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and 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).

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/25/1160

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Docs	Structural Calculations	GS/25071	11.07.2025
Design & Access Statement		NONE	11.07.2025
Supporting Statement	Heritage	NONE	11.07.2025
Location & Site plan		003	11.07.2025
Floor plan	Proposed	002	11.07.2025
Floor plan	Existing	001	11.07.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 28.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.09.2025