Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1012
Gatewick House, Church Lane, Steyning, West Sussex, BN44 3RS

DESCRIPTION:

Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1591	Replacement and restoration of the access points and gates to Gatewick House. (Householder Application).	Application Permitted on 09.12.2024
DC/24/1592	Replacement and restoration of the access points and gates to Gatewick House. (Listed Building Consent).	Application Permitted on 09.12.2024
DC/25/1014	Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Steyning Neighbourhood Plan (made):
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: No Objection with conditions recommended

Parish Comments:

Steyning Parish Council: 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."

Gatewick House is a Grade II listed building, where an outbuilding adjacent to the east and former gate structure south of the dwelling are also Grade II listed. The overall site covers approx. 6.5 acres of private grounds and the site lies immediately north of St Andrews Church (Grade I listed) and Old Priory (Grade II listed). The application site is to the east side of Church Lane within the Steyning Conservation area. The site also includes formal gardens behind a tall flint wall and two adjacent residential cottages (The Cottage & The Barn) of which The Cottage is adjoined to the Main House. There are several small outbuildings of various construction to the east of the main house including garaging, loggia, workshop and wood stores.

Listed building consent is sought to refurbish and reconfigure the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features.

Following consultation with the Council’s Design and Conservation Officer, no objections are raised to the proposal. It is recognised that the building has undergone modern interventions and change, with the proposal not considered to be so harmful to prevent future understanding or appreciation of the special interest. It is therefore concluded, subject to conditions, that the proposed would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **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.

3 **Pre-Commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the works and the main contractor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the submitted information and 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).

4 **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:

a) Drawings to a scale not smaller than 1:5 fully describing:

Dormer roof details including sections through:
- roof ridge
- eaves
- verges
- cheeks

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

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).

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/25/1012
(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
Design & Access Statement		NONE	18.06.2025
Supporting Statement	Heritage	NONE	18.06.2025
Supporting Statement	Arboricultural Method Statement	NONE	18.06.2025
Supporting Docs	Protected Species Surveys Report	NONE	18.06.2025
Supporting Docs	Energy Strategy	NONE	18.06.2025
Supporting Docs	Structural Engineer Strategy	NONE	18.06.2025
Supporting Docs	Schedule Of Works	NONE	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn Ground	6506-PL.42 REV 01	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn First	6506-PL.43 REV 01	18.06.2025

Roof plan	Proposed Outbuildings-Tractor & Orchard Barn	6506-PL.44 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings -Tractor & Orchard Barn and Orchard Barn North and South	6506-PL.45 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings-Tractor & Orchard Barn-East and West	6506-PL.46 REV 01	18.06.2025
Floor plan	Existing Outbuildings -Tractor & Orchard Barn-Ground	6506-PL 37 REV 01	18.06.2025
Roof plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 38 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor Barn and Orchard Barn North and South	6506-PL 39 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor & Orchard Barn-East and West	6506-PL 40 REV 01	18.06.2025
Section plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 41 REV 01	18.06.2025
Plans	Existing Bridge	6506.PL.1	18.06.2025
Location plan		6506-PL.1 REV 01	18.06.2025
Block plan		6506-PL.2 REV 01	18.06.2025
Plans	Proposed Bridge	6506.PL.2	18.06.2025
Floor plan	Existing Basement and Ground	6506-PL.3 REV 01	18.06.2025
Elevation plan	Existing Bridge East & West	6506-PL.3	18.06.2025
Floor plan	Existing First	6506-PL.4 REV 01	18.06.2025
Elevation plan	Proposed Bridge East & West	6506-PL.4	18.06.2025
Floor plan	Existing Second	6506-PL.5 REV 01	18.06.2025
Roof plan	Existing	6506-PL.6 REV 01	18.06.2025
Elevation plan	Existing North	6506-PL.7 REV 01	18.06.2025
Elevation plan	Existing East	6506-PL.8 REV 01	18.06.2025
Elevation plan	Existing South	6506-PL.9 REV 01	18.06.2025
Elevation plan	Existing West	6506-PL.10 REV 01	18.06.2025
Section plan	Existing A and B	6506-PL.11 REV 01	18.06.2025
Section plan	Existing C and D	6506-PL.12 REV 01	18.06.2025
Site plan	Proposed Masterplan	6506-PL.13 REV 01	18.06.2025
Site plan	Existing Masterplan	6506-PL.14	18.06.2025
Floor plan	Proposed Ground	6506-PL.14 REV 02	18.06.2025
Floor plan	Proposed First	6506-PL.15 REV 02	18.06.2025
Floor plan	Proposed Second	6506-PL.16 REV 02	18.06.2025

Roof plan	Proposed	6506-PL.17 REV 02	18.06.2025
Elevation plan	Proposed North	6506-PL.18 REV 01	18.06.2025
Elevation plan	Proposed East	6506-PL.19 REV 02	18.06.2025
Elevation plan	Proposed South	6506-PL.20 REV 01	18.06.2025
Elevation plan	Proposed West	6506-PL.21 REV 01	18.06.2025
Section plan	Proposed A and B	6506-PL.22 REV 01	18.06.2025
Section plan	Proposed C and D	6506-PL.23 REV 02	18.06.2025
Floor plan	Existing Loggia Ground and Roof	6506-PL.24 REV 01	18.06.2025
Elevation plan	Existing Loggia North & South	6506-PL.25 REV 01	18.06.2025
Elevation plan	Existing Loggia East & West	6506-PL.26 REV 01	18.06.2025
Section plan	Existing Loggia A, B, C & D	6506-PL.27 REV 01	18.06.2025
Floor plan	Proposed Loggia Ground and Roof	6506-PL.28 REV 01	18.06.2025
Elevation plan	Proposed Loggia North & South	6506-PL.29 REV 01	18.06.2025
Elevation plan	Proposed Loggia East and West	6506-PL.30 REV 01	18.06.2025
Section plan	Proposed Loggia A, B, C & D	6506-PL.31 REV 01	18.06.2025
Elevation plan	Existing Potting Shed and Sections	6506-PL.32 REV 01	18.06.2025
Elevation plan	Proposed Potting Shed and Sections	6506-PL.33 REV 01	18.06.2025
Plans	Proposed Glasshouse Plans, Elevations & Sections	6506-PL.34 REV 01	18.06.2025
Elevation plan	Existing Storeroom	6506-PL.35 REV 01	18.06.2025
Elevation plan	Proposed Storeroom	6506-PL.36 REV 02	18.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.08.2025

Authorising Officer sign/initial Tamara Dale Date: 13.08.2025