DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0635
Juppsland Farm , Lordings Road Access Road, Adversane, West Sussex, RH14 9JG

DESCRIPTION:
Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/1130	Relocation of existing down-pipe and soil pipe and alteration to the openings on the Wain entrance. Alterations to door placements for opening of two inner doors to match the two outer panels. Reduction in height of soil pipe and installation of an air admittance valve (Householder Application)	Application Permitted on 22.09.2020
DC/20/1131	Relocation of existing down-pipe and soil pipe and alteration to the openings on the Wain entrance. Alterations to door placements for opening of two inner doors to match the two outer panels. Reduction in height of soil pipe and installation of an air admittance valve (Listed Building Consent)	Application Permitted on 22.09.2020
DC/25/0634	Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Householder Application).	Under Consideration

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

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

Neighbourhood Plan:
The 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:

Conservation Officer: No objection.

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 for the alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace.

This application is a resubmission of a previously consented scheme under application reference DC/14/1505. The proposed works would remain similar to the approved scheme with minor alterations to the fenestration design and amendment to the cladding on the south and east elevations to feather-edged boarding. It is considered that the nature and extent of these works would not harm the understanding or historical significance of the listed building. The proposed works would therefore 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 **Pre-Commencement Condition:** No relevant works shall take place until details of all new and replacement joinery, including windows (which shall be single glazed flush-fitting (single rebate) with both fixed and opening lights having common sight lines) and doors (which shall be set back to be flush with the inside face of the reveal) have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted at a scale of at least 1:10 with 1:1 sections through cills, heads, frames and opening lights, including glazing bars and mullions showing relationship to the existing structure. The works shall be carried out in strict accordance with the agreed details.

Reason: To preserve the special character of the building for the future and in accordance 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).

4 **Regulatory Condition**: At all times during the progress of the work for which listed building consent is hereby granted adequate measures shall be taken to protect the remaining part of the listed building from collapse and/or structural damage.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: Upon completion of the work for which listed building consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character of the building for the future and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Plans list for: DC/25/0635
(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
Supporting Statement	Heritage	NONE REV A	16.04.2025
Elevation plan	Proposed	IG3-Elev-01 B	04.06.2025
Elevation plan	Existing	IG3-Elev-02	16.04.2025
Roof plan		IG3-RP-01	16.04.2025
Supporting Docs	Structural Calculations	NONE	16.04.2025
Location & Site plan		14547/101	16.04.2025
Design & Access Statement	Heritage Impact	NONE	16.04.2025
Location plan		NONE	16.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.06.2025

Authorising Officer sign/initial Guy Everest Date: 11.06.2025