



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0333

Wyckham Farm, Wyckham Lane, Steyning, West Sussex, BN44 3YW

DESCRIPTION:

Internal alterations to revise the line of separation between Wyckham Farm Cottage and Wyckham Farmhouse. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None identified.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Steyning Neighbourhood Plan:

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, conditions recommended

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 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 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

The site forms part of a historic rural farmstead setting, located northeast of Steyning at the end of an unmade private road within open countryside. The Grade II listed Wyckham Farmhouse and Farm Cottage building are now subdivided into two dwellings joined at a party wall and incorporating a flying freehold arrangement (Historic England, 1993).

The listing identifies: -

- A late medieval former open hall house forming the eastern section
- Later alterations and additions
- Horsham stone slab roof coverings
- Timber framing and historic structural fabric
- Surviving internal elements of historic significance

The building retains evidential value in its structural fabric and legible historic development (Historic England, 1993).

Listed Building Consent is sought for internal alterations to revise the dividing line between the two existing dwellings within the listed building.

At first floor level, one bedroom will transfer from the Farmhouse to the Cottage. Works include blocking an existing doorway, forming a new internal access corridor within the Cottage and constructing a new independent separating wall within the Cottage footprint, and the provision of fire and acoustic lining internally. The new entrance opening into the transferred bedroom is formed through an existing stud partition and does not involve cutting historic structural timbers or fabric of architectural significance. The doorway to be blocked is understood to relate to the later subdivision of the farmhouse, rather than to primary medieval fabric, and lime-based materials will be used for making good where existing fabric is lime based, for compatibility and breathability.

At basement level, the existing stair access from the Farmhouse will be closed with the stair retained in situ and covered with a reversible timber floor structure and a new hatch access formed within the Cottage floor. As the line of separation between dwellings is being revised, a new separating wall construction is proposed which avoids cutting back historic masonry or framing. The works are confined to the Cottage side of the dividing line and avoid intervention within the neighbouring dwelling

This application follows on from pre-application advice and consultation with HDC Conservation and the current proposal has been designed to avoid structural alteration to primary historic elements. As a result, the proposed works would not result in harm to the special interest of the listed building, which would be preserved, subject to conditions, 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 the work can proceed without physical impact to significant historic material.

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:** All new partitions shall be scribed around existing historic timber or masonry.

Reason: 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).

Plans list for: DC/26/0333

(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		NONE	11.03.2026
Elevation plan	Existing	NONE	11.03.2026
Elevation plan	Proposed	NONE	11.03.2026
Photos	Basement	NONE	24.02.2026
Photos	Bedroom	NONE	24.02.2026
Floor plan	Existing	2352-1	24.02.2026
Design & Access Statement		NONE	24.02.2026
Floor plan	Proposed	2352-2	24.02.2026
Supporting Statement	Heritage	NONE	24.02.2026
Location plan		NONE	24.02.2026
Details plan	Section and Wall	2352-3	24.02.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.04.2026

Authorising Officer sign/initial Guy Everest Date: 06.05.2026