



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0898

Jessamine Cottage, Gay Street, Pulborough, West Sussex, RH20 2HL

DESCRIPTION:

Part floor replacement, plaster renewal and timber frame repairs following flood damage. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Pulborough Neighbourhood Parish:

Policy 15: Design

Policy 16: Water Neutrality

Pulborough 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:

HDC Conservation: No objection with conditions recommended

Parish Comments:

Pulborough Parish Council: 'Leave to Conservation Officer.'

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 215 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."

Jessamine Cottage is a Grade II Listed two storey timber framed dwelling located on the west side of Gay Street in a rural location outside any built-up area boundary. The dwelling dates from C17 or earlier and there is a stone extension to the south side. The dwelling has a pitched tiled roof and leaded light timber casement windows, with one remaining infilled original window.

The Historic England listing description is Listing NGR: TQ0824221103: Restored C17 or earlier timber framed cottage with plaster infilling and one window bay added at south end in stone. Tiled roof. Casement windows. One blocked original window of six lights with wooden mullions. Two storeys. Three windows.

Listed Building Consent is sought for part floor replacement, plaster renewal and timber frame repairs following flood damage. In December 2025 the property was subject to a flood due to heavy rain, which affected the whole of the ground floor of the property. Standing water was left in the property for some time, until the water naturally drained away. The property has been left to dry-out but repairs are now essential in order to use the ground floor as it was intended.

It is proposed to replace the existing modern slate-tiled and presumed concrete kitchen floor with a breathable limecrete floor incorporating recycled foamed glass insulation, lime screed and a slate finish to match the original floor. Due to the likely presence of shallow foundations, excavation will be carefully designed to avoid undermining the structure through the use of a 45-degree chamfer or stepped excavation where necessary. The finished floor will remain fully breathable, with lime mortar pointing and a breathable stone sealer.

Following flood damage, modern impermeable plasters, renders and paints will be removed from walls up to 1.2m high to allow the building fabric to dry and breathe. Any necessary repairs to the timber frame and infill panels will be undertaken using matching traditional materials before the walls are replastered with a breathable three-coat lime plaster system and finished with clay paint. Where required, electrical sockets will be repositioned to comply with current regulations and reduce future flood risk.

The existing stone and brick floors, although pointed with cement mortar, will be retained as the removal of the cement joints could damage the historic surfaces. Instead, the floors will be gently cleaned using a DOFF steam-cleaning system, with a trial area undertaken beforehand to confirm suitability.

Investigations have identified severe decay to the dining room timber ground beam and part of the corner post as a result of historic cement-based repairs and damp-proofing measures which have trapped moisture. It is proposed to remove the cementitious material, replace the decayed ground beam, and repair the corner post using a traditional scarf joint. New structural timbers will be formed from air-dried oak to match the existing frame, external ground levels will be lowered to improve drainage, and any disturbed external render will be repaired using NHL 3.5 lime render.

Jessamine Cottage is a good example of a modest timber framed C17 dwelling probably occupied by agricultural labourers and rural artisans. It has been altered over the years but retains much of its earliest fabric. HDC Conservation has been consulted, and it is considered that the proposed repairs following the flood damage are acceptable with the conditions recommended below, and will preserve the special 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:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the 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 as-set, 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 timber repair works must be carried out strictly in accordance with the heritage and design and access statement, together with the method statement provided by Ayling Construction Management, utilising traditional timber jointing methods as detailed in pages 9-11 of the approved Heritage Design and Access Statement.

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/26/0898

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing	SK001	02.06.2026
Floor plan	Proposed	SK002	02.06.2026
Plans	Proposed Wall	SK003	02.06.2026
Photos		NONE	02.06.2026
Supporting Docs	Schedule of Repair Works	NONE	02.06.2026

Design & Access Statement	Heritage and Design and Access	NONE	02.06.2026
Supporting Statement	Beam Replacement	NONE	02.06.2026
Location plan		NONE	02.06.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 27.07.2026