Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1984
Smithy House, Stane Street, Five Oaks, West Sussex, RH14 9AZ

DESCRIPTION:
Demolition of front Porch and erection of replacement. Erection of part single/part two storey rear extension (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/1984	Demolition of front Porch and erection of replacement. Erection of part single/part two storey rear extension (Listed Building Consent)	Pending Consideration
BL/88/77	Porch (From old Planning History)	Application Permitted on 24.01.1978
BL/142/73	Build dining rooms, kitchen with bedrooms over and bathroom with new d rainage 1 & 2 smithy cottages Comment: And b.regs (From old Planning History)	Application Permitted on 08.01.1974
BL/98/63	Proposed erection of shed for farm implements or garage for cars near no 2 smith cottage Comment: And b.regs (From old Planning History)	Application Permitted on 15.11.1963

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

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

The Billingshurst Parish Neighbourhood Plan 2019-2031:
Policy PILL 2 – Housing Design and Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Design Statement for the Parish of Billingshurst

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

HDC Conservation: No Objection:-
Smithy House is described as a seventeenth century timber framed building but has been clearly altered and extended in the last hundred years or so. Despite this it retains a clear historic character

and the existing rear wing is well proportioned and detailed. The proposals to further extend the property will not interfere with an understanding or appreciation of the special interest of the listed building. The internal alterations will not harm the special interest and are also acceptable.

The proposed extensions and alterations will not harm the special interest of the listed building.

Conditions are recommended.

Parish Comments:
None received

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 a 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 from development within its setting), should require clear and convincing justification.'

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

Smithy House is a large, detached dwelling with the existing two storey rear extension and existing front porch erected in the 1970s under approved planning applications BL/142/73 and BL/88/77 respectively. The site is located in Five Oaks, Billingshurst outside of any built-up area and is therefore located in the countryside. The dwelling of Smithy House is a Grade II Listed Building first listed as The Smithy Cottage in 1980.

The Smithy Cottage was formerly formed of two cottages, which later combined into one large, detached dwelling, forming Smithy House today. It is a 17th Century timber-framed building now fronted with red bricks on the ground floor, fish scale tiles hung above and a tiled roof.

Despite its countryside location, the site is located within an established built environment of Five Oaks with a small cluster of residential and commercial development in its immediate surrounding area, which are mostly of modern appearances. There is a Listed Building of close proximity to Smithy House. Cherry Tree Cottage, a Grade II Listed Building, is located at the neighbouring plot less than 100 metres south of Smithy House.

The proposed development would result in an additional rear extension, a replacement front porch, internal alterations, as well as alterations to fenestration.

The existing rear wing of the dwellinghouse is detailed and well-proportioned, and the rear extension would alter its existing appearance. However, the proposed rear extension, along with the proposed replacement front porch, would not result in an adverse impact to the preservation of the listed building, and it would not interfere with its character and setting.

The existing internal layout of the listed building would also be altered to accommodate additional habitable spaces and bathrooms, which are not considered to harm the special interests of the listed building.

The proposed part single, part two storey rear extension and replacement front porch would preserve the historic interest of the Grade II Listed Building of Smithy House, in accordance with development plan policies. Conditions are included to this application to ensure the character and setting of the listed building are retained and preserved.

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 met 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 the 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 **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 scale not smaller than 1:5 fully describing:
   i) new and replacement windows, external doors.
   These drawings must show:
   - materials
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, etc
   - method of opening
   - method of glazing
   ii) Roof details including sections through:
   - roof ridge
   - valleys including junction with existing south elevation of west wing
   - eaves
   - verges

b) Specification of brickwork, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

d) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As the 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 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

5 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

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/24/1984

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		J004492 - 000 REV 005	03.01.2025
Elevation & Floor plan	Existing and Section	J004492 - 001 REV 003	20.12.2024
Elevation & Floor plan	Proposed and 3d render	J004492 - 101 rev A REV 005	20.12.2024
Supporting Statement	Heritage	J004492	20.12.2024

DELEGATED

Case Officer sign/initial	Joshua Lee	Date:	21.02.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	26.02.2025