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Our ref: DC/24/1460
Your ref: APP/Z3825/Y/25/3362126

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APP/Z3825/Y/25/3362126- The Coach House

This statement, together with the previously submitted questionnaire and accompanying documents, including the Officer's delegated report, forms the Local Planning Authority's statement of case. The purpose of this Statement is to respond to the appellant's appeal submission.

The Council has determined the application against the relevant policies of the Horsham District Planning Framework (HDPF) (2015). The crux of the appeal relates to:

- The design, siting and extend of the solar panels and their impact on the listed building and curtilage listed building;

Reason for Refusal One

The solar panels, by reason of their design, siting and extent, represent incongruous and unduly prominent features that draw undue attention when viewing the complex of buildings from The Hollow. The solar panels have a harmful impact on the special interest of the listed building and fail to preserve, reflect or enhance its special character and distinctiveness. The are no public benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

The appellants statement asserts that The Coach House is not a listed building. Claiming the panels are inline with Historic England's guidance as they are on a roof associated with a main listed building. The LPA do not consider this is the case and confirm their position is that The Coach House is not merely a building within the setting of the listed building but forms part of the listed building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 1 (5), "In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

(a)any object or structure fixed to the building;

(b)any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,shall be treated as part of the building.

Following the above The Coach House clearly forms part of the listed building and this has been considered the position by the LPA previously in 1996 when determining an application for listed building consent for the conversion of the building.

For the above reasons the LPA do not consider the panels to have been placed in an area of less prominence or on a subordinate part of the building. The Coach House is not separate from the curtilage of the listed building. Furthermore, no evidence has been provided to demonstrate areas of the building which would be less detrimental to the listed buildings were considered for the panels.

The appellants statement claims the panels would have an obvious public benefit. The Officer report has clearly assessed the public benefit alongside the Historic England Guidance Note (see Appendix One and the Officer Report). The LPA maintain their position that there are no public benefits which would outweigh the identified harm.

Conclusion

The Council remains of the view that the scheme as submitted would be contrary to the relevant policies of the Horsham District Planning Framework and NPPF. The Inspector is therefore respectfully requested to dismiss the appeal.

Yours sincerely,

Alice Johnson
Planning Officer
Horsham District Council

List of Suggested Conditions

Should the Inspector be minded to allow the appeal, then the following conditions are suggested on a without prejudice basis:

1. **Regulatory Condition:** The solar panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

   Reason: In the absence of demonstrable need, there is no justification for the retention of the panels and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Appendix One
Adapting Historic Buildings for Energy and Carbon Efficiency