Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1454
Random Cottage, Gay Street, Pulborough, West Sussex, RH20 2HH

DESCRIPTION:
Demolition of the glazed roof open link structure. Erection of a single storey link extension and a first floor roof extension with new dormer window. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/2650	Demolition of two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building (Householder Application)	Application Permitted on 10.02.2022
DC/21/2651	Demolition of two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building. (Listed Building Consent)	Application Permitted on 10.02.2022
DC/24/1453	Demolition of the glazed roof open link structure. Erection of a single storey link extension and a first floor roof extension with new dormer window. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (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:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but which could not proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. To unlock the Neighbourhood Plan, further work was commissioned to address the issue of water neutrality, with a Decision Statement now issued recommending the plan proceed to Referendum, details of which are not yet available. The following policies are of relevance to the current proposal: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

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 Officer: No Objection, following amended plans to exclude the previously proposed first floor roof extension and new dormer window.

Parish Comments:
No Objection. The Committee recommended that the erection of the single storey link extension elevations are glass / glazed.

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 205 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 206 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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets.

Random Cottage is a 16th Century Grade II listed building, originally listed as 'Upper Jordan's Farmhouse' on 15 March 1955. The list entry description reads: *C16 timber-framed house with painted brick infilling. Thatched roof with pentice on south side. The wall of the house below the pentice is of stone with two buttresses. Casement windows. Two storeys. Four windows*.

Random Cottage is described as a sixteenth century timber framed building. It was known as Upper Jordan's Farm in the nineteenth century and appears to have had a large barn sited some distance to the east. This barn no longer exists but a historic barn has been erected much closer to the house to its north as a twentieth century addition.

Planning permission was granted in February 2022 (refs. DC/21/2650 & DC/21/2651) for the demolition of a two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building.

This application seeks to demolish the glazed roof open link structure and to erect a single storey link extension. Also, to rebuild and extend the existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. In addition, a widening of the existing driveway and entrance is proposed. The application initially proposed a first-floor roof extension with new dormer window however this was removed from the plans following consultation advice from the HDC Conservation Officer.

The proposal would create an alternative link extension between the existing cottage and the existing barn to the north that that permitted in February 2022 which includes a part new zinc pitched roof and part flat roof. The proposal would create a multi-use space for dining and socialising. The western façade is proposed to have glazed bi-fold doors that open out onto the existing garden and with a new standalone entrance door to provide a new point of access into the cottage.

The element of the proposal has an overtly modern design approach which is considered acceptable in this instance due to the nature of the extension and its relationship with the principal building. To ensure appropriate detailing and a successful build conditions are recommended to secure further details prior to its commencement.

Works proposed to the cottage also involve external renovation, the existing roofs on the cottage and barn are proposed to be rethatched and to reinstate existing decorative ridge detail. Works to the existing chimney include rebuilding and increasing its height. It is also proposed to repaint the cottage in heritage primrose yellow. These works are considered acceptable.

Internally at ground floor, the existing kitchen is to be altered to create new a utility / boot room, which would include a storage wall and an external door on the eastern elevation. These internal changes in the twentieth century extension are considered acceptable.

It is considered that taken as a whole the proposed works would preserve the historic interest of the Grade II Listed Building, resulting in no harm to its special interest, 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 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 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 a scale not smaller than 1:5 fully describing:

i) new windows and external doors. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc

- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters
- junctions with thatched roof and gable wall of barn

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

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).

Plans list for: DC/24/1454
(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
Elevation & Floor plan	Proposed First and Sections - AMENDED	2.03 REV	12.12.2024
Supporting Statement	Heritage	REV A	19.09.2024
Plans	Topographical Survey	1.01	19.09.2024
Floor plan	Existing Ground	1.02	19.09.2024
Floor plan	Existing First	1.03	19.09.2024
Elevation plan	Existing	1.04	19.09.2024
Floor plan	Existing Barn	1.05	19.09.2024
Elevation plan	Existing Barn	1.06	19.09.2024
Location & Block plan		2.01	19.09.2024
Floor plan	Proposed Ground	2.02	19.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 08.01.2025

Authorising Officer sign/initial Guy Everest Date: 15.01.2025