



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0947
Old Vicarage , Lynwick Street, Rudgwick, West Sussex, RH12 3DJ

DESCRIPTION:

Replacement of the existing roof tiles. (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan (2031):

Policy RNP6

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 Design and Conservation: Comment

The proposal to reroof is not contentious and I am happy to support the application. Would like a handcrafted clay tile used in order to preserve the special interest of the listed building.

Where there is no need to match the colour of a roof on a neighbouring property, always like to see an unweathered tile used as a replacement. This is because the artificial weathering is a modern discolouration to meet the desire of reroofing terraced properties without drawing attention. And the result is that the tile darkens still further over time as it picks up debris and weathering. Think it is a more attractive result when the tiles soften through natural discolouration.

Parish Comments:

No objection, subject to the Conservation Officers approval.

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 208 of the NPPF states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.

Paragraph 213 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Old Vicarage is a Grade II Listed Building listed on the 04.09.1980, with the list description stating:-

C17 or earlier timber-framed building, restored, refaced and enlarged in the C19. The only piece of old work visible in the exterior is a tiny piece of framing with painted brick infilling on the ground floor of the north front. Otherwise the house has been refaced with painted brick on the ground floor and fishscale tiles above. Tiled roof. Casement windows. The north front has a gable with scalloped bargeboards at the east end and 2 gabled dormers. Two storeys. Three windows. At the west end is a C19 addition of one window-bay with a large gable over.

The application seeks listed building consent for the replacement of the existing roof tiles. Following consultation with the Council's Conservation Officer, the proposed replacement of the existing roof tiles would not adversely impact the structure or appearance of the existing building or the wider surroundings. It is considered that given the mixture of dwellings and building forms within the vicinity, the works would not have a detrimental impact on the host building.

It is noted that the proposed replacement roof would potentially improve weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing building and the wider area.

The visual impact is therefore considered acceptable and would have no adverse impact on the setting of the listed building, the historic interest and significance of which would be preserved, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the Design & Access Statement received 15.07.2026.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/0947

(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
Location & Site plan	Existing Site Plan and Site Location	26054/100	11.06.2026
Plans	Existing Plans	26054/110	11.06.2026
Elevation plan	Existing Elevations	26054/111	11.06.2026
Elevation plan	Existing Elevations	26054/112	11.06.2026
Location & Site plan	Proposed Site Plan and Site Location	26054/200	11.06.2026
Plans	Proposed Plans	26054/210	11.06.2026
Elevation plan	Proposed Elevations	26054/211	11.06.2026
Elevation plan	Proposed Elevations	26054/212	11.06.2026
Supporting Statement	Design and Access and Heritage Statement	NONE	15.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 24.07.2026

Authorising Officer sign/initial Tamara Dale Date: 30.07.2026