



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0243  
Tanners Farm, Lordings Road, Adversane, West Sussex, RH14 9JE

### **DESCRIPTION:**

Renovation and conversion of redundant barns for residential use. (Listed Building Consent).

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                              |                                     |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/0420 | Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house and installation of 2no. dormers to the second floor (Householder Application).                                   | Application Permitted on 10.07.2025 |
| DC/25/0421 | Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent). | Application Permitted on 10.07.2025 |
| DC/26/0242 | Renovation and conversion of redundant barns for residential use. (Householder Application).                                                                                                                                                 | Pending Consideration               |

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF):**

#### **Horsham District Planning Framework (2015):**

Policy 34 - Cultural and Heritage Assets

#### **Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031**

Policy BILL 2 – Housing Design and Character

#### **Billingshurst 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](http://www.horsham.gov.uk)

#### **Consultations:**

**HDC - Conservation:** Support (31.03.2026)

*The collection of historic farm buildings contributes to the special interest of the farmhouse and are considered to be curtilage listed. They are currently in a poor state of repair and under used. Support a more intensive domestic use which will create the motivation for maintenance and repair in the future.*

#### **Parish Comments:**

**Billingshurst Parish Council:** No Objection (05.03.26)

### 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 213 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 HDPF seeks to conserve, sustain and protect the cultural and 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. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The application site forms part of a historic farmstead centred on a Grade II listed farmhouse, with the associated outbuildings making a positive contribution to its significance and setting. The buildings are currently in a poor state of repair and are underused. The proposal seeks to repair and bring these structures back into active use through a sensitive conversion which retains their form, layout and agricultural character.

The Council's Conservation Officer has confirmed that the buildings are curtilage listed and has raised no objection in principle, noting that a more active domestic use would support their long-term conservation. The works are limited in extent, avoid significant alteration to the external form, and do not result in the loss of historic fabric beyond what is necessary for repair.

It is therefore considered that, subject to the approval of conditions, the proposal would preserve the significance of the listed building and its setting, in accordance with Policy 34 of the HDPF and the NPPF.

### **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 **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 a scale not smaller than 1:5 fully describing the new 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, lintels, dormer construction, etc
  - method of openings
  - method of glazing
- b) Specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.
- c) Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.
- d) Samples or specifications of external materials and surface finishes.
- e) 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. This is particularly relevant to roof/wall junctions.

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).

- 4 **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).

- 5 **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).

- 6 **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).

## 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.

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### **Plans list for: DC/26/0243**

Schedule of plans/documents:

| <b>Plan Type</b> | <b>Description</b>               | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------|----------------------------------|-----------------------|----------------------|
| Location plan    | Existing Location Plan           | 704-089               | 12.02.2026           |
| Site plan        | Existing-Site Plan               | 704-090               | 12.02.2026           |
| Site plan        | Existing-Site Plan               | 704-091               | 12.02.2026           |
| Floor plan       | Existing-Floor Plans             | 704-092               | 12.02.2026           |
| Elevation plan   | Existing East Elevations         | 704-093               | 12.02.2026           |
| Elevation plan   | Existing North Elevations        | 704-094               | 12.02.2026           |
| Elevation plan   | Existing Barn-2 North Elevations | 704-095               | 12.02.2026           |
| Elevation plan   | Existing West Elevations         | 704-096               | 12.02.2026           |
| Elevation plan   | Existing South Elevations        | 704-097               | 12.02.2026           |
| Location plan    | Location Plan                    | 704-100               | 12.02.2026           |
| Block plan       | Block Plan                       | 704-101               | 12.02.2026           |
| Site plan        | Proposed-Site Plan               | 704-102               | 12.02.2026           |
| Site plan        | Proposed-Site Plan               | 704-102-1             | 12.02.2026           |
| Floor plan       | Proposed-Floor Plans             | 704-103               | 12.02.2026           |
| Elevation plan   | Proposed East Elevations         | 704-104               | 12.02.2026           |
| Elevation plan   | Proposed North Elevations        | 704-105               | 12.02.2026           |
| Elevation plan   | Proposed Barn-2 North Elevations | 704-106               | 12.02.2026           |
| Elevation plan   | Proposed West Elevations         | 704-107               | 12.02.2026           |
| Elevation plan   | Proposed West Elevations         | 704-107-1             | 12.02.2026           |
| Elevation plan   | Proposed South Elevations        | 704-108               | 12.02.2026           |

## DELEGATED

Case Officer sign/initial     Daniel Holmes     Date: 20/04/2026

Authorising Officer sign/initial     Tamara Dale     Date: 27/05/2026