



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1933

Park Farm, Wheatsheaf Road, Woodmancote, West Sussex, BN5 9BA

DESCRIPTION:

Internal and external alterations. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None relevant to the above planning application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031

Policy 12 – Design standards for new development.

Henfield 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:

Conservation Officer: No objection.

Parish Comments:

Henfield Parish Council: No objection

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 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 ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Park Farm is a Grade II Listed Building with the listing details as follows: -

'Probably C17 or earlier house, probably timber-framed, restored & enlarged & now of irregular-shaped plan. Ground floor red brick, above tile-hung. Tiled roof. Modern casement windows. Chimney breast to south wing. Datestone 1726 to west wing. Two storeys. Six windows.'

The proposal would involve internal and external alterations to the main dwelling. The summary of the proposed works includes the following:

- Exterior changes to land and immediate environs.
- Visual and other alterations relating to the north elevation.
- Visual and other alterations relating to the east elevation.
- Visual and other alterations relating to the south elevation.
- Visual and other alterations relating to the west elevation.
- Ground Floor Alterations (listed room by room in the Assessment).
- First Floor Alterations (listed room by room in the Assessment).
- Basement Alterations.

Park Farm House has clearly been altered over time but retains a substantial amount of significant historic fabric. The accompanying heritage statement and impact assessment provide a comprehensive description of the special interest of the listed building and how the proposed alterations will affect this special interest. Following consultation with the Council's Conservation Officer it is considered that the proposals would not result in harm to the significance of the listed building, with conditions recommended to ensure appropriate detailing.

It is therefore considered that the proposal would preserve the historic interest of the Grade II Listed Building in accordance with development plan policies, with approval recommended.

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 details attached to the listed building consent are understood and can be fully complied with. This is particularly relevant in respect to timber repair, electrical, plumbing and heating installation and timber cleaning.

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 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 new and replacement windows & external doors. These drawings must show:
- materials
 - cross section of frame, transom, mullions, glazing bars, etc
 - method of opening
 - method of glazing
- b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

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/25/1933

(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
Supporting Statement	Method Statement: Brickwork Repairs and Alterations	NONE	24.11.2025
Supporting Statement	Method Statement: Fitted Joinery	NONE	24.11.2025
Supporting Statement	Method Statement: Internal Plastering and External Render Repairs	NONE	24.11.2025
Supporting Statement	Method Statement: Roofing & Tile Hanging	NONE	24.11.2025
Supporting Statement	Method Statement: Fitted Joinery	NONE	24.11.2025
Supporting Statement	Method Statement: Groundworks	NONE	13.01.2026
Supporting Docs	Heritage Impact Assessment	NONE	24.11.2025
Supporting Docs	Notes For The Repair Of Timber Framed Buildings	NONE	24.11.2025
Supporting Docs	Cover Letter	NONE	24.11.2025
Supporting Docs	Drawing Issue Sheet	NONE	24.11.2025
Plans	Staircase Design Intent	312/3.304 REV	13.01.2026

		03	
Elevation plan	Existing and Proposed Kitchen	312/3.300 REV 03	13.01.2026
Elevation plan	Existing and Proposed Playroom	312/3.301 REV 03	13.01.2026
Elevation plan	Proposed Playroom	312/3.302 REV 04	13.01.2026
Plans	Staircase Design Intent	312/3.303 REV 03	13.01.2026
Location & Block plan		312/0.001 REV 03	13.01.2026
Elevation plan	Proposed South East	312/3.202 REV 02	24.11.2025
Elevation plan	Proposed South West	312/3.203 REV 02	24.11.2025
Elevation plan	Existing North West	312/3.204 REV 02	24.11.2025
Site plan	Existing	312/0.100 REV 02	24.11.2025
Floor plan	Existing Ground	312/0.101 REV 02	24.11.2025
Floor plan	Existing First	312/0.102 REV 02	24.11.2025
Floor plan	Existing Basement	312/0.103 REV 02	24.11.2025
Elevation plan	Existing North East	312/0.201 REV 02	24.11.2025
Elevation plan	Existing South East	312/0.202 REV 02	24.11.2025
Elevation plan	Existing South West	312/0.203 REV 02	24.11.2025
Elevation plan	Existing North West	312/0.204 REV 02	24.11.2025
Site plan	Proposed	312/3.001 REV 03	24.11.2025
Floor plan	Proposed Ground	312/3.101 REV 03	24.11.2025
Floor plan	Proposed First	312/3.102 REV 03	24.11.2025
Floor plan	Proposed Basement	312/3.103 REV 02	24.11.2025
Elevation plan	Proposed North East	312/3.102 REV 02	24.11.2025
Floor plan	Existing and Proposed Ground Doors	312/3.206 REV 02	24.11.2025
Floor plan	Existing and Proposed First Doors	312/3.207 REV 02	24.11.2025
Supporting Statement	Method	NONE	24.11.2025

