



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0474
Long Platt, The Street, Nutbourne, West Sussex, RH20 2HE

DESCRIPTION:

Relocation of the internal gas meter to an external position. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0879	Replacement of all windows with oak framed double glazed units. Replacement of concrete roof tiles with handmade clay tiles. Repairs to dormers. Oak cladding to West Elevation and repairs to brickwork will be covered in lime render where necessary (Listed Building Consent).	Application Permitted on 24.09.2025
DC/25/1373	Replacement of all windows with oak framed double glazed units. Replacement of concrete roof tiles with handmade clay tiles. Repairs to dormers. Oak cladding to West Elevation and repairs to brickwork will be covered in lime render where necessary. (Householder Application).	Application Permitted on 13.11.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Pulborough Neighbourhood Parish:

Policy 15: Design

Policy 16: Water Neutrality

Pulborough 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:

Satisfied the proposal is acceptable in principle, subject to pre-commencement condition for details of the unit and enclosure.

Parish Comments:

None received

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."

Long Platt is a Grade II listed detached two-storey dwelling located the west side of The Street, Nutbourne, The Rising Sun public house is the neighbouring property to the south, and the site is within the conservation area of Nutbourne.

Listed Building Consent is sought to relocate the internal gas meter to an external position. The existing gas meter is situated internally within a downstairs bathroom located at the southeast corner of the dwelling which is a brick extension to main stone building. The wall behind it and the pipework is stated as being in need of repair, with the whole wall also requiring insulation to stop the room being damp. The current position of the meter prevents this and thus the request for consent for the gas meter to be relocated outside, on the same wall (south elevation) and will be at a low height. The proposed location of the gas meter would make it convenient to access and would not be visible from The Street to the east.

HDC Conservation have been consulted and it is considered that the proposal is acceptable in principle with a pre-commencement condition that further details are provided on the gas meter housing or enclosure, the proposed new pipework and ventilation, and all necessary cutting, chasing and other alteration to historic fabric, and also method of incorporating thermal, insulation, with effect on the appearance and fabric of historic and architectural features.

Further information has subsequently been submitted on the meter box dimensions (H550 x W460 x D300 mm) and is to be made from glass reinforced plastic. Re the internal wall - a lime insulating render (Diathonite) will be used to plaster the wall and then a coat of lime paint over that. Re the Outside wall - the heavy emulsion paint to be stripped off and the brick exposed. Re-pointing if necessary with lime mortar. These two processes will allow the wall to breathe and prevent the accumulation of damp as is currently the situation. There will be no change to the fabric of the building, and the historic architectural features will remain untouched. Some pipework details have been provided but further pipework details can be provided following an awaited Southern Gas site visit.

The proposal with the recommended conditions would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning 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 or description of gas meter housing or enclosure including details of dimensions, materials and colour.
- b) Drawings to a scale not smaller than 1:20 showing new pipework and ventilation, noting all necessary cutting, chasing and other alteration to historic fabric.
- c) Specification and/or drawings fully describing method of incorporating thermal, insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

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/26/0474

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan		LA121_02	30.03.2026
Location plan	Location Plan	NONE	17.03.2026
Elevation plan	Existing Elevations	LA121_01	17.03.2026
Elevation plan	Proposed Elevations	LA121_01	30.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 20.05.2026

Authorising Officer sign/initial Tamara Dale

Date: 22.05.2026