Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1670
Church View, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:

Replacement of existing windows and doors. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/18/1685	Demolition of existing lean to and conservatory to the side and rear of the property and part-demolition of front link extension. Erection of a single storey side extension and internal alterations. External alterations including installation of fixed lighting, cladding amendments and fenestration changes. (Householder)	Application Permitted on 28.09.2018.
DC/23/1684	Non-Material Amendment to previously approved application DC/18/1685 (Demolition of existing lean to and conservatory to the side and rear of the property and part-demolition of front link extension. Erection of a single storey side extension and internal alterations. External alterations including installation of fixed lighting, cladding amendments and fenestration changes. (Householder Application)) Change of proposed cladding and roofing material (new Link and Studio)	Application Permitted on 20.12.2023.
DC/23/1950	Demolition of two existing conservatory structures with alterations to associated openings. Minor partition changes. Re-roofing of existing tiled roofs and replacement of existing tiled hanging. (Listed Building Consent)	Application Permitted on 12.12.2023.
DISC/24/0176	Approval of details reserved by conditions 2 and 3 to application DC/23/1950	Application Permitted on 26.07.2024.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Thakeham Parish Neighbourhood Plan (-2031):
Thakeham6 – Design
Thakeham7 – Heritage Asset

Thakeham Parish Design Statement (2002)

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: No Objection

The proposed replacement of windows and doors will not harm the special interest of the listed building. The existing items to be replaced are not historically significant. No detailed conditions are required.

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 194 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. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Policy Thakeham7 of the NP seeks to ensure that any development will be supported if they can demonstrate that it would not result in harm to the conservation area and would preserve the special interest of heritage assets.

Church View is a Grade II listed building, located within Thakeham's Conservation Area and within the built-up area boundary. Listed Building Consent is sought for the replacement of the existing doors and windows. The windows require replacement due to the poor condition and will be replaced with traditionally proportioned and detailed timber versions. This application proceeds previous consented applications for the part-demolition, extensions, and alterations to the listed building – ref: DC/23/1950 and DC/18/1685.

The HDC Conservation Officer is content that the replacement of the windows and doors will not harm the special interest of the listed building, as the items to be replaced are not historically significant. The proposed replacement windows and doors would therefore preserve the historic interest of the Grade II Listed Building, 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance 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/24/1670
(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 plan		2310-01-001	28.10.2024
Floor plan	Consented Proposed Ground with Demolition	2310-04-120E	28.10.2024
Floor plan	Proposed Ground	2310-04-120P	28.10.2024
Elevation plan	Consented Proposed Front with Demolition	2310-04-310E-B	28.10.2024
Elevation plan	Proposed Front	2310-04-310P-B	28.10.2024
Elevation plan	Consented Proposed Rear with Demolition	2310-04-311E-B	28.10.2024
Elevation plan	Proposed Rear	2310-04-311P-B	28.10.2024
Elevation plan	Consented Proposed West with Demolition	2310-04-312E-B	28.10.2024
Elevation plan	Proposed West	2310-04-312P-B	28.10.2024
Plans	Replacement Windows Cottage	2310-04-711	28.10.2024
Plans	Replacement Windows Cottage	2310-04-712	28.10.2024
Plans	Replacement Window and Door Cottage	2310-04-713	28.10.2024
Plans	Replacement Window Forge	2310-04-716	28.10.2024

Plans	Replacement Window Barn	2310-04-717	28.10.2024
Plans	Replacement Rear Windows Cottage	2310-04-718	28.10.2024
Plans	Historic Opening Cottage	2310-04-719	28.10.2024
Supporting Docs	Heritage Statement	NONE	28.10.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 13.12.2024

Authorising Officer sign/initial Tamara Dale Date: 23.12.2024