DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1429
West Lodge, 127 Steyning Road, West Grinstead, West Sussex, RH13 8LR

DESCRIPTION:
Alterations undertaken at and within the residential curtilage of West Lodge (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1428	Alterations undertaken at and within the residential curtilage of West Lodge. (Retrospective). (Householder Application).	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
The West Grinstead Neighbourhood Plan was formally made on 23 June 2021.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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 & Heritage Officer: No objection - I am satisfied the planning application for the detached structures within the curtilage of the listed building can be withdrawn or converted to a certificate of lawfulness application. My understanding is that the four-year rule for unauthorised development applies to structures within the curtilage of listed buildings as it does elsewhere.

With regard to the alterations to the listed building covered by application DC/24/1429, I am satisfied these do not harm the special interest of the listed building and are acceptable.

Archaeological Consultation: The site is within an Archaeological Notification Area DWS8527 Medieval Moated Site and Farm at Marshall's Farm, Rudgewick but the work undertaken at the property did not involve extensive or deep ground disturbance and so as it is unlikely to have impacted buried archaeological remains we have no archaeological concerns in this case.

Parish Comments:
Comment: To be guided by the Heritage Officer

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 205 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 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application dwelling is designated as a Grade II Listed Building, this is a retrospective planning application, where permission is being sought for the regularisation of the following works:

Exterior of the House

- North Flank: The blocked door likely accessed a lodge office area, now converted to bathrooms.
- Extensions:
    - Rear extended in two phases, including a 19th-century catslide roof and a brick chimney, initially external.
    - Full western rear area enclosed, though dating is unclear.
    - Visible disrupted brickwork in the northwest corner suggests possible previous chimney.
    - Window alterations and additions over time, exact dates unknown.

Interior of the House

- Layout: Minimal changes since construction; lodge office likely inaccessible internally.
- Alterations:
    - Walls removed/replaced with structural beams (e.g., kitchen/snug).
    - Ground floor and upper fireplaces modified or reinstated (modern mantle, reclaimed iron hob grate).
- Fenestration: Modern secondary glazing installed; historic windows replaced.

Land and Boundaries

- Entry gate arrangement mostly gone; remnants of metal fencing remain within hedges.

Outbuildings

- Tea House: Restored by current owners; comprises timber and brick elements and a garage/shed.
- Garage: Rebuilt with modern materials; cladding, windows, and roller door added.
- Additional Structures:
    - Van bodies converted for storage.
    - Pole barn fabricated from reclaimed materials, likely mid-20th century.

Works Completed by Current Owners (Without Consent)

1. Installed slate DPC and trench drain to protect exterior walls.
2. Rebuilt and covered an exposed well at the rear.
3. Reclad south and west walls with timber to protect bricks.
4. Reinstated collapsed rear roof (cat slide) with modern timbers and matching slates.
5. Restored the derelict Tea House, adding windows and repairing structure.
6. Rebuilt and slightly reduced the size of the garage with modern upgrades.
7. Restored side porch, altering its roof from flat to pitched.
8. Added or repaired several outbuildings, including converting van bodies and a pole barn.

The retrospective works at West Lodge successfully achieve a balance between modernization and preservation. By adhering to local and national policies, the proposal demonstrates a thoughtful approach through careful selection of materials and techniques; proportional design that respects the scale and form of the main dwelling; and a minimal intervention strategy that ensures the building's long-term sustainability without compromising its historical significance.

The visual impact of the works is acceptable, preserving the character and appearance of the Grade II listed property and its wider rural setting. It is considered that the nature, design and detailing of the proposed alterations would not result in harm to the special interest and significance of the listed building, in accordance with development plan policies.

Recommendation: Application Permitted

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/24/1429

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	As Built West Lodge West	PL.06	17.09.2024
Elevation plan	As Built West Lodge South	PL.07	17.09.2024
Elevation & Floor plan	As Built Garage General Arrangement	PL.08	17.09.2024
Elevation & Floor plan	As Built The Tea House General	PL.09	17.09.2024

	Arrangement		
Elevation & Floor plan	As Built Outbuilding and Outbuilding 1 General Arrangement	PL.10	17.09.2024
Elevation & Floor plan	As Built Outbuildings 2 and 3 General Arrangement	PL.11	17.09.2024
Elevation & Floor plan	As Built Outbuilding 4 General Arrangement	PL.12	17.09.2024
Elevation & Floor plan	As Built The Pole Barn General Arrangement	PL.13	17.09.2024
Location plan	As Built	PL.15 REV A	24.09.2024
Supporting Statement	Planning	NONE	17.09.2024
Floor plan	Main House Existing First	24150 - B - 1	17.09.2024
Site plan	As Built	PL.01	17.09.2024
Floor plan	As Built West Lodge Ground General Arrangement	PL.02	17.09.2024
Floor plan	As Built West Lodge First General Arrangement	PL.03	17.09.2024
Elevation plan	As Built West Lodge East	PL.04	17.09.2024
Elevation plan	As Built West Lodge North	PL.05	17.09.2024
Floor plan	Existing Main and Garden House Ground	24150 - B - G	17.09.2024
Floor plan	Existing Outbuildings 3,4,5,6 Ground	24150 - B - G	17.09.2024
Floor plan	Existing Outbuildings 1,2 Ground	24150 - B - G	17.09.2024
Supporting Statement	Heritage	NONE	17.09.2024
Block plan	As Built Site	PL.14 REV A	24.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.11.2024