Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0279
Lower Stile Barn, Gay Street, Pulborough, West Sussex, RH20 2HH

DESCRIPTION:
Approval of details reserved by conditions 3,4 and 5 to approved application DC/21/0367

RELEVANT PLANNING HISTORY:

DC/21/0367	Erection of a two storey side extension (Listed Building Consent).	Application Permitted on 14.05.2021

PLANNING ASSESSMENT

Planning Application DC/21/0367 was granted consent on 14.05.2021. This permission was for the following:

Erection of a two-storey side extension (Listed Building Consent).

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition: *No relevant work above ground 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:
- *i) new and replacement windows & external doors. These drawings must show:*
  - *materials*
  - *decorative/protective finish*
  - *cross section of frame, transom, mullions, glazing bars, etc*
  - *formation of openings including reveals, heads, sills, arches, etc*
  - *method of opening*
  - *method of glazing*
- *ii) Roof details including sections through:*
  - *roof ridge*
  - *eaves*
  - *verges*
  - *junction between glazed roof and tiled roof and extension gable*
- *b) Samples or specifications of external materials and surface finishes.*

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).

In response to the above condition, the applicant has provided detailed elevation plans and a planning statement annotating external materials, colours, and material specifications. The submitted details and plans have been reviewed by the Conservation Officer, and it has been noted that they are acceptable and consistent with the approved plans relating to Ref: DC/21/0367.

As part of the revisions, the applicant has minimised the roof build-up of the link, as requested by the Conservation Officer. Additionally, regarding the windows, the applicant has used timber-framed windows within the main barn, which aligns with the original character of the structure. The proposed sectional drawings for the window and link are considered acceptable.

The submitted details would appear acceptable in this location and would cohere with the proposed design. As such, it is considered that the details submitted pursuant to Condition 3 are acceptable.

Other Matters

It should be noted that, while the applicant seeks to discharge Conditions 4 and 5 within the description, these conditions are regulatory and as such do not require formal discharge.

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: DISC/24/0279
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Elevations	LA021_BRO21A	05.11.2024
Plans	Proposed Window and Link Details	LA021_BRO30	20.02.2025
Plans	Proposed Elevations	LA021_BRO20A	05.11.2024
Supporting Statement	Planning Statement	NONE	05.11.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 10.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 12.03.2025