



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0686

Ivy Cottage , The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:

Erection of a single storey rear extension to the existing dwelling, accompanied by comprehensive refurbishment works throughout the original building. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/1541	Reinstatement of existing sand school and construction of a new horse sand school.	Application Permitted on 05.01.2026
DC/26/0685	Erection of a single storey rear extension and refurbishment works throughout the original building. (Householder Application).	Under Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Plan:

RNP6 - Materials

RNP7 – Architectural Style

RNP8 – Development Height

RNP9 – Street Scene

Rudgwick 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:

HDC Conservation Officer: No Objection, conditions recommended. The historic core of Ivy Cottage will remain clearly identifiable and retain its prominence. While the visual impact of the dormers is a concern, these are accepted as they will not be visible in conjunction with the historic part of the dwelling, and the use of vertical boarding will help reduce their suburban appearance. The proposed first-floor bathroom is considered acceptable in principle, provided that pipework can be installed internally without harming significant historic fabric. The replacement of existing windows with thin-section double-glazed units is also supported, as the current windows are not considered historically significant.

Place Services: No Objection - No ecological objection is raised, with the submitted bat surveys confirming that no bat roosts are present within the building and that the previously removed apple tree was unlikely to have supported roosting bats, meaning no further surveys are required. The site lies within the consultation zones of The Mens SAC and Ebernoe Common SAC, designated for Barbastelle bats, and contains habitats that may contribute to local bat foraging and commuting routes. To avoid habitat fragmentation and maintain connectivity, compensation is recommended for the loss of the hedgerow and tree through a Biodiversity Compensation and Enhancement Strategy, secured by condition. In addition, because of the potential impact on functionally linked habitat for Barbastelle bats, the proposal should be screened into Stage 2 Appropriate Assessment as part of the Local Planning Authority's Habitats Regulations Assessment.

Parish Comments:

Rudgwick Parish Council: No Objection, subject to the HDC Conservation Officer being satisfied that the detailed proposals adequately protect the heritage significance of the site. It is noted, however, that the development would increase the scale and massing of the building and should therefore be assessed against HDPF Policy 28 in relation to extensions within the countryside. The proposal also involves the removal of a tree, and any approval should include a condition requiring appropriate replacement planting in accordance with RNP Policy 17. In addition, clarification is required regarding the submitted CIL form, as Part 4 appears either to contain an error or is incomplete.

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

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority, when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses.

The NPPF 2026 identifies heritage assets as an irreplaceable resource. Policy HE4 requires heritage assets to be conserved in a manner appropriate to their significance and seeks to avoid harm to their significance. Where harm cannot be avoided or minimised, clear and convincing justification is required. Policy HE5 requires the effects of proposals on heritage assets to be assessed by reference to the significance of the asset and the effect of the works upon that significance. Policy HE6 applies to designated heritage assets and requires considerable importance and weight to be given to any harm to their significance.

Policy 34 of the HDPF seeks to sustain and enhance heritage assets and requires development affecting a heritage asset to have regard to its significance, including its character, appearance and historic interest.

Ivy Cottage is a Grade II listed building comprising a small C17 or earlier timber-framed cottage with later additions. Its principal significance derives from the surviving historic timber-framed core, its traditional form and fabric, and its relationship with the surrounding rural setting. The later post-war additions are of lesser significance and are visually and architecturally distinct from the historic core.

The proposed works include extensions and alterations to the later elements of the building, which is not of any particular significance. While of an appreciable overall scale the proposed design would ensure the historic core remains clearly legible and retains its primacy. In respect of the proposed dormers, they represent sizeable additions to the roof and are not particularly reflective of the host building. The design and materiality would though provide some visual relief such that they are not considered harmful to the principle listed building.

The proposed bathroom within the historic core of the building is considered acceptable in principle subject to the careful internal routing of pipework so that significant historic fabric is not harmed.

The proposals would not result in harm, preserving the special architectural and historic interest and significance of Ivy Cottage. The proposal therefore accords with Policy 34 of the HDPF and relevant policies of the NPPF.

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:** 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 roof details including sections through:
 - flat roof perimeters;
 - junction between dormer cheeks and pitched roof verge.
- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes for new bathroom in historically significant cottage, noting all necessary cutting, chasing and other alteration to historic fabric.

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 **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 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/26/0686

(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 & Block plan		3.00	28.04.2026
Floor plan	Proposed ground	3.01 REV A	28.04.2026
Floor plan	Proposed first	3.02 REV A	28.04.2026
Roof plan	Proposed	3.03 REV A	28.04.2026
Elevation plan	Proposed	3.04 REV A	28.04.2026
Plans	Topographical survey	1.01	28.04.2026
Floor plan	Existing ground	1.02	28.04.2026
Floor plan	Existing first	1.03	28.04.2026
Roof plan	Existing	1.04	28.04.2026
Elevation plan	Existing sheet 1	1.05	28.04.2026
Elevation plan	Existing - sheet 2	1.06	28.04.2026
Design & Access Statement	Heritage	NONE	28.04.2026
Location plan		NONE	28.04.2026
Supporting Docs	Application Form	NONE	14.08.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 10.09.2026

Authorising Officer sign/initial Guy Everest Date: 16.09.2026