DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0483
The Plough Cottage, Church Street, Rudgwick, West Sussex, RH12 3EH

DESCRIPTION:
Installation rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/25/0482	Installation rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete (Householder Application)	Under Consideration
DC/21/0711	Reconfiguration of ground floor layout within front catslide comprising of the removal/addition of internal partitions, closure of an existing internal opening , enlargement of existing internal window and repair/reconstruction of brickwork below timber beam (Listed Building Consent).	Application Permitted on 18.06.2021

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

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

Rudgwick Neighbourhood Plan For the period to 2031. (Referendum Version):
RNP6: Materials
RNP7: Architectural Style

Parish Design Statement:
Rudgwick Parish Design Statement (2009)

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: The proposed alterations will not harm the special interest of the listed building or its setting. The level of detail and assessment included in the heritage statement is sufficient that no detailed conditions are necessary in this case.

Parish Comments:
No objection to the latest proposals provided that the HDC Heritage & Conservation team are satisfied that the alterations will not detrimentally affect the fabric or character of the listed building, or it's setting as a feature within the Rudgwick Conservation Area Street scene.

Representations:
One representation has been received raising no objections.

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 for of development within its setting), should require clear and convincing justification."

The Plough Cottage, is a Grade II Listed Building C17 or 18th Century, constructed of Red brick under a tiled roof that sits within an angled rectangular plot on the west side of Church Street. The property has a fascinating history relating to the fact that the building was originally two cottages, the northern most cottage was burnt down in the 1960's and was never replaced, though an extension on its southern side was approved in 1962, following its construction the building was then merged to form one residential unit, hence its linear appearance within the street. Formally the property operated as an alehouse and Inn. More recently additions to the rear of the property have been constructed between the C19-21st centuries.

The application is accompanied by a Design, Access and Heritage Statement which outlines the history of the building, the proposed works and how they would protect and preserve the listed building. The proposed works, which entail installation of a rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete, would not harm the special interest of the listed building, the historic interest which would be preserved. The works are therefore considered to be 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 works hereby permitted shall strictly accord with those indicated on the approved plans and supporting documents.

Reason: To ensure that the significance of the 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/25/0483
(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 & Site plan	Existing	25020/100	17.04.2025
Elevation plan	Existing	25020/120	26.03.2025
Elevation plan	Existing	25020/121	26.03.2025
Floor plan	Existing	25020/110	26.03.2025
Floor plan	Existing	25020/111	26.03.2025
Roof plan	Existing	25020/112	26.03.2025
Elevation plan	Proposed	25020/220	17.04.2025
Elevation plan	Proposed	25020/221	26.03.2025
Floor plan	Proposed	25020/210	26.03.2025
Floor plan	Proposed	25020/211	26.03.2025
Roof plan	Proposed	25020/212	26.03.2025
Location & Site plan	Proposed	25020/200	26.03.2025
Supporting Statement	Window	NONE	26.03.2025
Design & Access Statement	Design and Access Statement, Heritage Statement	NONE	26.03.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 14/05/2025

Authorising Officer sign/initial Guy Everest Date: 21.05.2025