Horsham District Council

Mr Peter Gregory
Shepherds Thatch
Nutbourne Lane
Nutbourne
West Sussex
RH20 2HS

Application Number: DC/24/0708

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

On behalf of:

In pursuance of their powers under the above-mentioned Acts, the Council hereby notify you that they REFUSE to grant Listed Building Consent for the following works:

Reconstruction of the southern boundary between Shepherds Thatch and The Granary (Listed Building Consent)

Shepherds Thatch Nutbourne Lane Nutbourne West Sussex

as shown on Plan and Application Reference DC/24/0708 submitted to the Council on 17/05/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed boundary treatment would harm the historic integrity of the host listed dwelling and harm the setting of the wider area, introducing a suburban influence that dilutes the context of the historic farmstead, and would thus be contrary to Policy 34 of the Horsham District Planning Framework (2015), Policy 15 of the emerging Pulborough Parish Neighbourhood Plan and Paragraph 201 of the National Planning Policy Framework (2023).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		none	10.05.2024
Site plan		none	10.05.2024
Location plan			17.05.2024
Supporting Statement	Design and access	NONE	07.05.2024
Supporting Statement	Heritage statement	NONE	07.05.2024

Emma Parkes
Head of Development and Building Control

Date: 26/07/2024

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.