DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1436
Sheepwash Farm, Copsale Road, Maplehurst, West Sussex, RH13 6QY

DESCRIPTION:

Installation of electric vehicle charging point to western elevation (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/1964	Surgery to 1x Oak	Application Permitted on 05.01.2023
DC/24/1641	Timber frame repairs to north elevation, replacement of west elevation entrance door and new porch canopy. (Listed Building Consent).	Application Permitted on 23.12.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Nuthurst Parish Neighbourhood Plan (NPNP) 2015 – 2031:
Policy 10 – Housing Design

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:

Conservation Officer: No Objection

The proposed charger would be sited on a modern addition to the building. It's location although on the front elevation would not be overly prominent due to the design of the charger, and the use of discrete wiring into the mains terminal. It would also not be sited on vulnerable historic fabric. It therefore would be considered that although the charger would be visible it would not be so visually harmful as to detract from the buildings special interest.

Parish Comments:

None received

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

Policy HE5 of the NPPF (2026) states that 'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance' (1). 'Development proposals which would have a positive effect on a designated heritage asset should be supported' (2) and 'Any harm to a designated heritage asset will be a matter of considerable importance and weight', which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application site relates to Sheepwash Farm, a Grade II Listed Building located on Copsale Road, Maplehurst, within a rural setting. The property is a traditionally constructed timber-framed dwelling with brick infill panels beneath a Horsham stone roof and is of considerable historic and architectural interest. The building has medieval origins and has undergone various phases of alteration and extension throughout its history, including significant works undertaken during the twentieth century.

The application seeks Listed Building Consent for the installation of an electric vehicle charging point on the western elevation of the dwelling. The submitted Heritage Statement identifies that the building has been subject to a number of alterations and repairs.

The Conservation Officer has advised that the proposed charger would be located on a modern addition to the building and would not be fixed to vulnerable historic fabric. Whilst visible, the charging point would be a modest, with discreet cabling ensuring a limited visual impact on the building. As such, it is not considered that the proposal would detract from the special architectural or historic interest of the listed building.

The charging point would be modest in size and, given its limited scale and reversible nature, would result in minimal visual impact and no loss of significant historic fabric. Accordingly, the proposal is considered to preserve the architectural and historic interest of the Grade II Listed Building and is therefore acceptable in heritage terms.

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 works hereby permitted shall strictly accord with the details contained within the Heritage Statement received on 07/09/2026

Reason: To ensure that 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.

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/26/1436
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Schematic of Proposed EV Charging Point - Plan Drawing	NONE	07.09.2026
Elevation plan	Schematic of Proposed EV Charging Point - West Elevation	NONE	07.09.2026
Block plan	Block Plan	NONE	07.09.2026
Location plan		NONE	07.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 26/10/2026

Authorising Officer sign/initial Tamara Dale Date: 29/10/2026