Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1308
Needs Farm, The Byre , Steyning Road, Partridge Green, West Sussex, RH13 8ED

DESCRIPTION:

Demolition of existing porch and erection of new porch, erection of a single storey rear extension and alterations to fenestration. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/1307	Demolition of existing porch and erection of new porch, erection of a single storey rear extension and alterations to fenestration. (Householder Application).	Pending consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

West Grinstead Parish Neighbourhood Plan 2019 - 2031:
Policy – Local Gap

Parish Design Statement:
None

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.*

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 Byre lies within the historic curtilage of the listed farmhouse, Needs Farmhouse. The proposal seeks listed building consent for the demolition of existing porch and erection of new porch, erection of a single storey rear extension and alterations to fenestration.

The property is a converted historic agricultural building having formed part of Needs Farm. Following consultation with the Council's Conservation Officer it is considered that the proposed extensions and alterations would not dilute the ability to understand and appreciate the relationship between The Byre and the principal building, Needs Farmhouse or harm its special interest. Therefore, it is viewed that the proposals would not harm the setting of the neighbouring listed building. Planning conditions have been recommended by the Council's Conservation Officer to reinforce the character of the historic farm complex.

On that basis, it is considered that the proposal would preserve the heritage interest of the historic curtilage of the Grade II Listed Building, Needs Farmhouse, 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 development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

4 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

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/26/1308
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Application Form	NONE	13.08.2026
Location & Block plan	Side Extension, Relocate/Extend Front Porch, New Fenestration	PL1	13.08.2026
Location & Block plan	Side Extension, Relocate/Extend Front Porch, New Fenestration	SY1	13.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 23.10.2026

Authorising Officer sign/initial Tamara Dale Date: 27.10.2026