Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0708
Shepherds Thatch, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

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

RELEVANT PLANNING HISTORY:

PL/52/98	Replacement garage Site: Shepherds Thatch Nutbourne Lane Nutbourne	Application 20.07.1998	Permitted	on
PL/92/92	Single storey extension (listed building consent) Site: Shepherds Thatch Nutbourne La Pulborough	Application 20.01.1993	Permitted	on
PL/91/92	Single storey extension Site: Shepherds Thatch Nutbourne La Pulborough	Application 20.01.1993	Permitted	on
PL/87/67	Extension to tool-shed on garden site of dwelling Comment: Formerly known as upper nash cottages (From old Planning History)	Application 07.02.1968	Permitted	on
PL/9/64	Alterations and improvements (From old Planning History)	Application 04.03.1964	Permitted	on

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

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

Pulborough Parish Neighbourhood Plan (PPNP) 2015 – 2031
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations
Policy 15 – 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:
HDC Conservation Officer: Objection
The Conservation Officer commented in objection to the work. “The proposed replacement boundary fence is not appropriate in this context. The design of the fence is reminiscent of suburban boundary treatment and dilutes the context of this historic farmstead. I would support a design that better reflects a traditional boundary treatment. I suggest the existing historic boundary walls around the site can be used as a template for any new structures”.

Parish Comments:
No Objection

Representations:
3 Representation were received from 2 different addresses, objecting to the proposal on the following grounds:

- Design
- Loss of Amenity
- Other

Representations raised that the proposed “will not blend with the character of the adjacent stone walls at The Granary and other walls in the surrounding properties”. The proposal was considered “urban” in appearance which is out of character with the rural location. The proposal was thought to be of an inappropriate scale and design both in terms of height and appearance; considered imposing.

Concerns were also raised regarding the oil tank and the proximity of the proposed wall which was considered to make access and maintenance difficult if in instated.

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, Paragraph 201 of the NPPF (2023) states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 206 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy 15 of PPNP secures good design for developments. Scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development should respect any conservation area within the parish.

This application is for Reconstruction of the southern boundary between Shepherds Thatch and The Granary (Listed Building Consent) at Shepherds Thatch, Nutbourne Lane, Nutbourne, West Sussex. The pre-existing wall has been demolished. Shepherds Thatch is a Grade II Listed Building (indexed

1955) described by Historic England as “Timber-framed building of early C15 with additions and alterations of about 1600 and C17 stack. Timbering and plaster infilling exposed on the north front, the south front rebuilt in red brick and stone. Hipped thatched roof. Casement windows. Two storeys. Four windows.”.

The proposal would see wall installed between the boundary of Shepherds Thatch and The Granary, which decreases in height from east to west relative to the slope of the ground. The maximum height of the fence proposed to the west is 2.5m whilst the maximum height of the fence at the end of its course to the east is 1.8m. The design incorporates a combination of stone and brick piers with timber fencing between. This results in a modern, contemporary fence.

Following consultation with Horsham District Council Conservation Department, the proposed alterations and development to reconstruct the southern boundary between Shepherds Thatch and The Granary at Shepherds Thatch would harm the historic integrity of the dwelling and harm the setting of the area. The appearance of the proposed wall would be in opposition to the surrounding context of the site including both Shepherds Thatch and neighbouring dwellings. This is as it is considered the fencing would be akin to what is found for modern dwellings and not compatible with the historic dwelling nor the surrounding context.

The proposal therefore fails to comply with the policies listed above and is therefore recommended for refusal.

Recommendation: Application Refused

Reason for Refusal:

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).

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/24/0708
Schedule of plans/documents **not approved**:

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

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	25/07/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	26.07.2024