Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0938
Netherledys, Blackbridge Lane, Horsham, West Sussex, RH12 1SD

DESCRIPTION:
Erection of a single storey side extension. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0937	Erection of a single storey side extension. Pending Consideration (Householder Application).

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

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

Horsham Blueprint Business Neighbourhood Plan:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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: No Objection to the revised plans dated 04.08.2025

Historic England: Objection (summary)
Historic England has concerns regarding the applications on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 208 and 210a of the NPPF.

Parish Comments:
Horsham Denne Neighbourhood Council: Objection

Representations:
One neighbouring representation received in support of the application. ‘The extension as described overcomes the space limitations which arose from the historic partitioning of this Wealden building into 2 separate residences. The proposed plan offers a solution that is useful, aesthetic and environmentally friendly. I hope the extension proceeds without opposition.’

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 212 of the NPPF (2024) 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 213 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."

Netherledys is a semi-detached two-storey L-shaped Grade II* listed dwelling comprising timber frame and plaster infilling, the ground floor partly rebuilt in brick. below a tiled roof. Netherledys (The Needles) dates from late fifteenth or early sixteenth century and is a Wealden type house. The original building has been divided into two semi-detached dwellings and altered in the twentieth century but remains recognisable as an ancient building of quality.

Listed building consent is sought for erection of a single storey side extension. The applicable northern elevation section of wall to be removed (where it is proposed to form a new opening in between an existing frame panel) comprises of later brickwork and faux (timber affect) concrete.

HDC Conservation have been consulted and subsequently the applicant has been advised to resubmit revised plans considered acceptable, although considered there is little opportunity to extend the dwelling without impacting its historic form. The location of the proposed extension is considered potentially the least impactful as this elevation has been partially rebuilt in the recent past. The ground floor wall is modern blockwork and HDC Conservation are satisfied the creation of the proposed access and link extension will not cause material harm. The proposed form of the principal extension is overtly modern but takes cues from the traditional built form of the historic building. It is considered the extension will be a conspicuous addition, however it is considered will not harm the special interest of the listed building with conditions recommended below.

The proposed is considered would preserve the historic interest of the Grade II* Listed Building, 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 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental 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).

3 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters
- junction of link extension with principal building
- junction of flat roof portion with pitched roof

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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 materials used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 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/25/0938

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and Roof	001	06.06.2025
Floor plan	Proposed and Roof	002 Revised	04.08.2025
Elevation plan	Existing	003	06.06.2025
Elevation plan	Proposed	004 Revised	04.08.2025
Location & Block plan		Revised	04.08.2025
Supporting Statement	Design, Access and Heritage		06.06.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	01.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	05.09.2025