DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0577
Goose Green Farm , Broadbridge Heath Road, Warnham, West Sussex, RH12 3RS

DESCRIPTION:

Removal of chimney-stack (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/1707	Installation of a double door from dining room to hall (Listed Building Consent).	Application Permitted on 16.11.2020
DC/21/0923	Erection of wooden decking and pergola in rear garden.	Application Permitted on 04.08.2021
DC/23/0100	Replacement of porch and works to the front and side elevations (Listed Building Consent).	Application Permitted on 23.03.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Warnham Neighbourhood Development Plan 2017 - 2031:
Policy W5: Design of residential development

Parish Design Statement:
Warnham Parish Design Statement

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:

Warnham Parish Council: The Parish Council has no further comments or objections and seek HDC to Planning Officers to approve the application.

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

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."

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 seeks Listed Building Consent for the removal of a chimney-stack. The main dwelling is a Grade II Listed Building and the listed details are as follows:

'*5404 TQ 13 SE 7/133 - WARNHAM BAILING HILL Goosegreen - Grade II*
Early C17 timber-framed building with plaster and painted brick infilling. Tiled roof. Casement windows. Two storeys.
Listing NGR: TQ1528332668'

It is understood that the existing chimney stack is in poor condition and leaking, generating damaging water ingress to the interior areas. Following consultation with the Council's Conservation Officer it is acknowledged that the chimney is not historic and therefore its removal will not harm the special interest of the listed building. Subsequently, the removal of the chimney stack is considered acceptable.

It is viewed that the proposal would remain to 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 **Regulatory Condition:** All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new

materials are to be used externally, the colour match shall make allowance for future weathering.

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/25/0577
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location Plan	004	07.04.2025
Elevation plan	Existing Elevations	001	07.04.2025
Elevation plan	Proposed Elevations	002	07.04.2025
Roof plan	Roof Plans	003	07.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 22.05.2025

Authorising Officer sign/initial ..... Date: .....