



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1049

Bonwycks Place , Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:

Installation of 2x air conditioning condenser units to roof (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0515	Installation of 23no. solar panels to the rear elevation roof of existing barn.	Application Permitted on 20.05.2026
DC/26/0771	Part retrospective installation of 36 no. ground mounted solar panels and associated equipment.	Application Permitted on 18.08.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rusper Neighbourhood Plan 2018 – 2031:

Policy RUS3 – Design

Policy RUS4 – Local Heritage Assets

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:

Rusper Parish Council: No objection.

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

Section 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.

Bonwycks Place is a Grade II Listed Building, with the list description stating: -

'Large mid C17 house, restored and enlarged. The original portion faces south and is T shaped. Three storeys. Five windows. Red brick. Three gables facing south, 2 facing north. Casement windows. The central projection contains a very fine staircase of about 1630. The ground floor to the west of this has been built out. C19 wing of 2 storeys to the north-west.'

The proposal seeks listed building consent for the installation of 2x air conditioning condenser units onto the roof of the main dwelling. The external condenser units would not be conspicuous features on the flat roof extensions and would not result in harm to the significance of the listed building. The details of the internal fan units, and how they are positioned to avoid joinery and decorative plaster work is an important consideration. It is considered that further details of the internal positioning can be secured through condition, and this would ensure no harm arises.

For the above reasons, it is considered that the proposal 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 and undertaking 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 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:

- Drawings of internal elevations to a scale not smaller than 1:20 showing a/c units and pipework routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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).

Plans list for: DC/26/1049

(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 plan		AIR-CON/06-001 REV V4	17.08.2026
Block plan		AIR-CON/06-002 REV V5	17.08.2026
Roof plan	Proposed	AIR-CON/06-26/003 REV V1	17.08.2026
Floor plan	Proposed, option A	AIR-CON/06-26/102 REV V4	17.08.2026
Floor plan	Proposed, option B	AIR-CON/06-26/102 REV V4	17.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 06.10.2026

Authorising Officer sign/initial Guy Everest Date: 07.10.2026