DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0855
Hammonds, East Street, Billingshurst, West Sussex, RH14 9DA

DESCRIPTION:

Installation of solar panels on the roof, in valley gutter (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0853	Installation of solar panels on the roof, in valley gutter (Householder Application)	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Billingshurst Neighbourhood Plan 2019-2031
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

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 Design and Conservation: No objection, subject to a condition

Parish Comments:

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

Paragraph 205 of the NPPF 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 206 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 states that development is required to reinforce the special character of the District's historic environment through appropriate siting, scale, form, and design. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas. Development should also preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy BILL2 of the NP states that development should be guided by the Parish Design Statement and, amongst other criteria, reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with existing buildings.

Hammonds is a Grade II Listed Building listed on the 22.09.1959, described as:

C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Half-hipped roof of Horsham slabs. Glazing bars intact. Trellised wooden porch containing doorway with door of 6 fielded panels.

The solar panels would be well contained within the roof slope on the southern elevation and given their modest projection from the plane of the roof, would not appear intrusive or unduly dominant additions. The proposal is not therefore considered to result in harm to the visual amenities of the site and wider surrounds.

Following consultation with the Council's Design and Conservation Officer, it is recognised that the proposal would have some impact on the special interest of the Listed Building. It is noted that there may be some oblique views of the panels, but these will not be at a close distance. There are clear public benefits in terms of reducing the reliance on fossil fuels, and in spite of the potential to become aware of the panels, it is not considered that this will result in harm to the special interest of the building.

On the balance of these considerations, the proposal is considered appropriate to the special character of the Grade II Listed Building and would accord with the above 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**: No development shall commence until a method statement for the fitment of the solar panels and all associated hardware has been submitted to and

approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to protect the roof structure from damage for the duration of the works hereby permitted. The statement should include details of the load placed on the roof and confirmation no additional structural support is needed.

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 **Regulatory Condition**: The solar panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels.

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).

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/24/0855

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	5	29.05.2024
Block plan	Existing Block Plan	1	29.05.2024
Block plan	Proposed Block Plan	2	29.05.2024
Supporting Docs	n-type Bifacial Double Glass High Efficiency Mono Module JAM54D41 LB 430-455 Solar Panel Details	NONE	29.05.2024
Elevation plan	Existing East Elevation	3	29.05.2024
Elevation plan	Proposed East Elevation	4	29.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.09.2024

Authorising Officer sign/initial Tamara Dale Date: 11.09.2024