DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1744
Boars Head, Worthing Road, Horsham, West Sussex, RH13 0AD

DESCRIPTION:
Replacement kitchen extraction system (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/1743	Replacement kitchen extraction system (Full Planning)	Pending consideration
SQ/2/89	Two storey extension for restaurant, toilets and living accommodation. new car park layout (From old Planning History)	Application Permitted on 22.03.1989

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

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

Southwater Neighbourhood Development Plan (2019-2031):
Policy SNP16 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Southwater Parish Design Statement 2011

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: Objection
[In Full] The Council's Conservation Officer has objected to the proposal: -
'The Boars Head is situated in a corner location between the junction of Worthing Road and Tower Hill. The building is identified on the 1875/6 OS as the Fox and Hounds with the name changing to the Boars Head in the 1970's.

The property due to its location is experienced from the Worthing Road elevation, and also from the rear and side from Tower Hill. The proposed extraction system would remove the existing grills and replace them with a new extract system to the rear.

The building is grade 2 listed and although its principal elevation is to Worthing Road, the building is experienced from Tower Hill, particularly as this is where the large car park is accessed.

The proposed system would appear incongruous with the traditional proportions and materials of the building and would result in harm to the appreciation of the building as a historic dwelling which has evolved into a public house. Whilst it is understood that an extraction system is required I would request further information as to whether a more sensitive solution could be considered either through internal ducting, relocation to a less sensitive position of through boxing the ducting.'

Parish Comments:
Southwater Parish Council: no objection subject to approval from Heritage Officer

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 sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

The application site comprises a Grade II listed building, which was first listed in 1980 (list entry number: 1354148). The listed building was constructed as a two-storey residential dwelling in the early 19th century which later evolved into a public house, first as the Fox and Hounds, and later the Boars Head Tavern in the 1970s. The listed building has been a public house for over a century and is part of the built environment since the 19th century. It is therefore crucial to ensure that its historic value is retained and preserved.

The application relates to a replacement kitchen extraction system. The existing extraction fans with metal grills at the ground floor south elevation of the building would be removed and filled with matching brickwork, and the replacement system would consist of an approximately 3.85-metre-high stainless steel external flue at the west elevation of the building. No other alterations of the building is proposed in this application.

The proposed external flue would be situated at the existing modern two-storey extension built under approved planning application SQ/2/89. With the two-storey modern extension of a character and appearance sympathetic to the original building fronting Worthing Road, the proposed external flue, a stainless steel feature within the clear view of highway users of Tower Hill, would appear at odds with the historic character and appearance of the existing building. Its material would not match that of the existing building, and its siting would appear incongruous to the traditional proportions of the building.

Alternative options have been recommended by the Council's Conservation Officer, and the applicant's planning agent has been notified regarding options to alter the proposed flue by email on 16 December 2024. After subsequent email correspondence, preliminary drawings for amendments have been requested on 30 December 2024 to assess the impacts of possible revised proposals to the listed building.

With no submission of revisions received, follow up emails have been sent in January and February 2025, including emails requesting the submission of amendments by mid-February. No response was received and a telephone call was also unanswered.

Due to time constraints, this Listed Building Consent is considered with originally submitted plans received by the council on the 8th and 19th of November 2024. The proposal is not considered to preserve the historic interest of the Grade II listed building, contrary to the above policies.

Recommendation: Application Refused

Reason for Refusal:

1 The proposed replacement extraction equipment is considered to be an incongruous addition that would result in an unacceptable impact to the traditional proportions and materials of the Grade II Listed Building of The Boar's Head Tavern (list entry number: 1354148), contrary to Policy 34 of the Horsham District Planning Framework (2015) and Paragraph 213 of the National Planning Policy Framework (2024), and duties of the Local Planning Authority under s.66 of the Planning (Listed Building and Conservation Areas) Act 1990.

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/24/1744
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs		Noise Assessment	28.12.2024
Supporting Docs		Odour Control Details	09.12.2024
Location plan		2CD41028-03	08.11.2024
Elevation & Floor plan	Existing	2CD41028-01	08.11.2024
Elevation & Floor plan	Proposed	2CD41028-02	08.11.2024
Design & Access Statement	and Heritage	none	08.11.2024
Site plan		2CD41028-06	18.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 27.02.2025

Authorising Officer sign/initial Date: