Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1255
Rock House Cottage, The Hollow, Washington, Pulborough, West Sussex, RH20 3DA

SITE LOCATION AND DESCRIPTION:

The proposal relates to Rock House Cottage which is connected to Rock House, a Grade II listed building.

Listed building consent is sought for the demolition of the external room and entrance canopy. It is also sought for the erection of a single storey side extension and remodelling of entrance.

RELEVANT PLANNING HISTORY:

DC/24/0798	Demolition of external room and entrance canopy. Erection of a single storey side extension and remodelling of entrance.	Application Permitted on 09.09.2024
DC/23/1761	Replace the existing timber windows with Heritage approved uPVC windows	Application Returned

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

The Horsham District Local Plan 2023-2040

The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July 2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications.

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Neighbourhood Plan:
Storrington, Sullington & Washington Neighbourhood Plan

Parish Design Statement:
Storrington & Sullington 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:

HDC Conservation:
The proposed extension is well considered and will appear as a comfortable and not unexpected addition. It will enhance the special interest of the listed building. I have suggested conditions below.

Parish Comments:

Washington Parish council have no objection to this 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 200 of the NPPF (2023) 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 "*The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets"*

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy states that "*The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings".*

Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed single storey extension would have a pitched roof and add a window and door to the west elevation. The proposal is not considered to detract from the character and appearance of the area nor the setting of the listed building. The proposed extension is well considered and will appear as a comfortable and not unexpected addition. It will enhance the special interest of the listed building.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the setting of the listed buildings and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

The proposed extension 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 **Regulatory Condition** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing roof including if thermal insulation is to be fitted over the top of the rafters.

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).

4 **Regulatory Condition** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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/24/1255
(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 & Block plan	Location, Site & Roof Plans	2404/01 rev A	22.07.2024
Floor plan	Remodelled Entrance with Utility Room	2404/02	22.07.2024
Elevation plan	Remodelled Entrance with Utility Room	2404/03	22.07.2024
Section plan	Detailed Sections of Utility Room & Entrance	2404/04	22.07.2024
Details plan	Joinery Details	2404/06	22.07.2024
Layout plan	Detail Plan	2404/05	22.07.2024
Details plan	Porch Canopy	2404/08	22.07.2024
Section plan	Utility Room Cabinets	2404/07 rev A	22.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 25/09/2024

Authorising Officer sign/initial Tamara Dale Date: 10/10/2024