



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0167

Fox Inn, Guildford Road, Bucks Green, West Sussex, RH12 3JP

DESCRIPTION:

Erection of a single storey side extension, and internal and external alterations. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/1258	Replacement of roof tiles to a single storey outhouse (Listed Building Consent).	Application	Permitted	on
		25.08.2022		
DC/23/2167	Retention of the existing marquee located to the rear (Full Application).	Application	Permitted	on
		06.03.2024		
DC/26/0166	Erection of a single storey side extension, and internal and external alterations. (Full Application).	Pending Consideration		

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan (- 2031)

RNP6 - Materials

RNP7 – Architectural Style

RNP8 – Development Height

RNP9 – Street Scene

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: Comment

Satisfied the revised design is an acceptable compromise and the extension will not harm the special interest of the listed building. Content the jumbrellas and the internal alterations to remove modern partitions will not result in harm.

Parish Comments:

Rudgwick Parish Council: No Objection

The application would seem to have the potential to improve the viability of a hospitality business and important feature of Bucks Green/Rudgwick. This will be subject to the HDC Conservation Officer being satisfied that the alterations will not affect the setting of the listed building, particularly in terms of materials chosen, design and whether the choice of a flat roof for the extension is in keeping with the rest of the building.

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

Under the NPPF (2026), Policy HE4 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Fox Inn is a Grade II listed building sited in the rural village of Bucks Green, west of Horsham. The pub is located in the southwest of Rudgwick and the site includes a grass lawn garden to the rear of the main building that is currently used for informal outdoor seating. There is an existing car park that serves the pub and is accessed from the south of the site. The site is not located within the Rudgwick Conservation Area.

HDC Conservation supported the principle of extension but advised that the originally proposed flat roof would have a utilitarian design and would not be appropriate. The applicant then revised the proposed to have a crown roof, and HDC Conservation were satisfied that the revised design would be an acceptable compromise that would not harm the special interest of the listed building. The jumbrellas and internal alterations would also not result in harm.

It is considered that the proposal would be of a suitable scale, using materials that match those on the existing building. The proposal would not result in harm to the setting of the listed building and would preserve and retain the historic value, due to sitting in an appropriate position when viewing the building. The proposal for a single storey side extension and internal and external alterations 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 **Regulatory Condition:** The new roof junctions at ridge, hips and eaves shall be built to reflect traditional detailing including exposed rafter feet, bonnet hip tiles and hogs back or half round ridge tiles.

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).

- 3 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

- 5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/0167

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	24-099-02-02	23.02.2026
Elevation plan	Existing	24-099-08-01	30.01.2026
Elevation plan	Proposed	24-099-08-02 REV	21.04.2026

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Supporting Statement	Planning, Design, Access and Heritage	NONE	30.01.2026
Roof plan	Existing and Proposed	24-099-02-04 REV A	21.04.2026
Block plan	Existing	24-099-01-02	30.01.2026
Floor plan	Proposed Ground	24-099-02-01 REV B	30.01.2026
Block plan	Proposed	24-099-02-03	30.01.2026
Supporting Docs	Preliminary Ecological Appraisal	NPA 30205 0400 REV P01	30.01.2026
Floor plan	Existing Ground	24-099-01-01	30.01.2026
Location plan		24-099-01-03	25.02.2026
Supporting Statement	Ecology Addendum	NONE	21.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 04.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.09.2026