



Horsham District Council

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Falcon Lodge

Address Line 1

Sedgwick Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Horsham

Postcode

RH13 6QD

Description of site location must be completed if postcode is not known:

Easting (x)

518961

Northing (y)

129571

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Retrospective application for the retention of roof-mounted photovoltaic solar panels installed on south (2 panels) and east facing roofs (6 panels).

Supporting Statement:

This application seeks retrospective Listed Building Consent for the retention of solar panels installed under a government-funded energy efficiency grant scheme. The applicant was not made aware that Listed Building Consent was required prior to installation, and this application is submitted in good faith to regularise the situation.

The following material considerations are submitted in support of this application:

Minimal Visual Impact

The solar panels are positioned on a roof slope that faces the applicant's private driveway and adjacent agricultural land. There is no public vantage point from which the panels are visible, and no neighbouring residential properties are affected by the installation. The visual impact on the wider setting of the listed building is therefore negligible.

Reversibility and Potential for Harm

Should the panels have been installed using a mounting system designed for future removal without damage to the historic roof covering, this demonstrates that the installation is fully reversible and does not permanently alter the character of the building. However, should the mounting system not allow for non-invasive removal, the act of removing the panels at this stage would cause greater harm to the historic fabric than their retention. In either scenario, retention represents the least harmful outcome for the listed building.

National Policy Support for Renewable Energy

The installation was funded through a government grant scheme, reflecting the national commitment to promoting sustainable energy generation and reducing carbon emissions. The National Planning Policy Framework recognises the importance of supporting the transition to a low-carbon future, and this should be afforded significant weight in the determination of this application.

Conservation and Sustainability Credentials

The applicant holds a Zoo Licence under the Zoo Licensing Act 1981, which places a statutory duty to promote conservation and environmental sustainability. The installation of solar panels is consistent with these obligations and demonstrates a genuine commitment to sustainable practices.

Conclusion

The panels cause no harm to the significance of the listed building when considered against their limited visibility, the potential for reversibility, and the strong policy support for renewable energy. Their removal would either cause no benefit or, in the worst case, result in greater harm to the historic fabric. The applicant respectfully requests that consent be granted for their retention.

Has the development or work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

☒ Yes

☐ No

03/03/2024

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☒ Don't know
- ☐ Yes
- ☐ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
- ☒ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

as per description

Materials

Does the proposed development require any materials to be used?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

direct neighbour fine with them

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

Tates Bro Ltd

House name:

Tates Administration Offices

Number:**Suffix:****Address line 1:**

Paradise Park

Address Line 2:

Avis Road

Town/City:

Newhaven

Postcode:

BN9 0DH

Date notice served (DD/MM/YYYY):

01/01/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

luke lloyd

Date

21/01/2026