DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1841
Old Manor, Manor Road, Upper Beeding, Steyning, West Sussex, BN44 3TJ

DESCRIPTION:
Removal of bamboo screening and replacement timber fence to 1.92m high, with the addition of fence trellis to 2.55m above ground level. (Retrospective). (Listed Building Consent).

RELEVANT PLANNING HISTORY:

The site has an extended planning history, with the most recent detailed below:-

DC/24/1606	Removal of bamboo screening and replacement timber fence to 1.92m high, with the addition of fence trellis to 2.55m above ground level. (Retrospective). (Householder Application).	Under Consideration
DC/15/0609	Single storey extension to north and east elevations and gabled dormer extension to the south elevation (Listed Building Consent)	Application Permitted on 10.06.2015
DC/15/0608	Single storey extension to north and east elevations, gabled dormer extension to the south elevation, and replacement garage (Full Planning)	Application Permitted on 24.07.2015
DC/14/1875	New flint walled and tile roofed extension to the eastern wing, glazed kitchen extension to the north and a new pitched roof to the existing garage. (Listed Building Consent)	Withdrawn Application on 19.11.2014

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

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

Upper Beeding Neighbourhood Plan 2018-2031

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

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. The boundary fronting Manor Road is a mixture of brick and flint wall and fence panels set in concrete posts. Ideally the timber fence would be replaced with a more

traditional structure to reflect the age of the property. The timber fence is reminiscent of a suburban boundary and dilutes the character of the historic rural buildings that are now surrounded by twentieth century suburban development. However, the replacement fence with an additional trellis will not harm the setting of the listed building and will have a neutral impact within the conservation area.

Parish Comments:
None received

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 a 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 from 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 relates to a Grade II Listed Building, the Old House, which lies within the built-up area of Bramber and is within a designated Conservation Area. This planning application seeks the retention of replacement boundary fencing which has been installed parallel with Manor Road. The fencing features trellis above which rises to a maximum height of approximately 2.55 metres.

The replacement fencing has not impacted upon any historic fabric of the listed building, with the previous (now removed) boundary treatment of no particular importance. It is considered that the replacement fencing would not as a matter of course be unexpected on the boundary of the listed building, particularly given the presence of surrounding 20th century development to the east of the site. The proposal is not considered to have resulted in any adverse effects on the setting of the listed building, the historic interest of which has been preserved in accordance with development plan policies.

Recommendation: Application Permitted

Plans list for: DC/24/1841
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.10.2024
Block plan		NONE	15.10.2024
Location plan		0006_0001 REV 01	15.10.2024
Location & Site plan		B0117-NMB-IM-A-1000	26.11.2024
Elevation plan	South	B0117-NMB-IM-A-3000	26.11.2024
Elevation plan	East	B0117-NMB-IM-A-3001	26.11.2024
Elevation plan	North	B0117-NMB-IM-A-3002	26.11.2024
Supporting Docs	Heritage Statement	NONE	26.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 30.01.2025

Authorising Officer sign/initial Guy Everest Date: 06.02.2025