DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1398
Batts , 15 Batts Drive, Henfield, West Sussex, BN5 9TX

DESCRIPTION:
Erection of a single storey rear extension and alterations to fenestration. (Listed Building Consent).

RELEVANT PLANNING HISTORY
None relevant

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

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

Henfield Neighbourhood Plan 2017-2031:
Policy 12: Design Standards for New Development

Henfield 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 Design and Conservation Officer: No objection, subject to the revised details.

Parish Comments:
No Objection - subject to the Conservation Officer's comments on the materials being used.

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

Batts House is located in Batts Drive, a modern cul-de-sac in Henfield. The house is made up of two parts; Batts Cottage which dates from 1638 and Batts House which was built in the early 1800s. 'The Batts' was originally an area of open ground with two footpaths crossing and a pond in the southwest corner, Batts House up until the 1950s was a large house with associated fields, orchard and gardens. Gradually throughout the latter half of the 20th century land was sold off and built on around Batts House, culminating in the 1970s development of The Batts into a number of cul-de-sacs and housing developments, with Batts House now sitting within this surrounding pattern of development.

Batts is a Grade II Listed Building, described as:

Front and main portion early C19. At the back is a timber-framed wing, refaced with red brick. Two storeys. Three windows. Red brick. Hipped tiled roof. Glazing bars missing. Two later bays on ground floor with porch between.

The application seeks listed building consent for the erection of a single storey rear extension and alterations to fenestration.

Paragraph 205 of the NPPF 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 Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

The proposed extension is considered to be a coherent and sympathetic addition, which would be inconspicuously sited to the rear and constructed from a part of the building that is less historically significant than the timber framed core and the nineteenth century portion. The extension would feature a small set back at the intersection with the existing building, which would help create the appearance of a garden building rather than an extension and create a transition between the old and new. The flat roof form is therefore considered acceptable in this particular instance, with further details received during the application process to demonstrate this element of the scheme would be of an appropriate architectural quality. The overall scale and form of the single storey rear extension would be subservient and sympathetic to the existing building, with the resulting building not appearing unduly dominant or cramped in this setting.

Alterations are also proposed to the fenestration on the west elevation, with amended plans received as part of the application process which allow for a flush fitting casement detail. This approach would better reflect 19th century casement windows and is considered appropriate in relation to the existing building.

The proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance 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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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 new and replacement windows hereby permitted shall have timber casements flush fitted with their frames.

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).

Plans list for: DC/24/1398
(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
Roof plan	Proposed, Basement	6070(21)020 REV B	11.09.2024
Elevation plan	Existing North and East	6070(30)010 REV B	11.09.2024
Elevation plan	Existing South and West	6070(30)015 REV B	11.09.2024
Elevation plan	Proposed North and East	6070(31)010 REV C	11.09.2024
Elevation plan	Proposed South and East	6070(31)015 REV C	11.09.2024
Section plan	Existing AA	6070(40)010 REV B	11.09.2024
Section plan	Existing BB	6070(40)015 REV B	11.09.2024
Section plan	Existing CC	6070(40)020 REV B	11.09.2024
Section plan	Proposed AA	6070(41)010 REV C	11.09.2024
Section plan	Proposed BB	6070(41)015 REV C	11.09.2024
Section plan	Proposed CC	6070(41)020 REV C	11.09.2024
Details plan	Proposed Windows	6069(52)010 REV B	04.11.2024
Supporting Statement	Heritage	240722-6062-6.01	11.09.2024
Design & Access Statement		240729-6070-6.01	11.09.2024
Materials		NONE	11.09.2024
Location & Block plan		6070(10)010 REV B	11.09.2024
Plans	Existing Topographical	6070(10)020 REV B	11.09.2024

Floor plan	Existing Ground	6070(20)010 REV A	11.09.2024
Floor plan	Existing First	6070(20)015 REV A	11.09.2024
Roof plan	Existing, Basement	6070(20)020 REV A	11.09.2024
Floor plan	Proposed Ground Floor	6070(21)010 REV C	11.09.2024
Details plan	Detailed Section CC	6070(43)020 REV A	04.11.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.11.2024

Authorising Officer sign/initial Guy Everest Date: 06.11.2024