DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0879
Long Platt, The Street, Nutbourne, West Sussex, RH20 2HE

DESCRIPTION:
Replacement of all windows with oak framed double glazed units. Replacement of concrete roof tiles with handmade clay tiles. Repairs to dormers. Oak cladding to West Elevation and repairs to brickwork will be covered in lime render where necessary (Listed Building Consent).

RELEVANT PLANNING HISTORY:
None directly relevant to this application.

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

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

Pulborough Neighbourhood Parish:
The Pulborough Neighbourhood Plan has passed referendum and is due to be Made on 8 October 2025. The following policies are relevant to the current proposal: -

Policy 15: Design
Policy 16: Water Neutrality

Pulborough 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 Officer: No Objection - The property requires repairs to both the roof and windows. The existing concrete roof tiles, installed in the late 20th century, are to be replaced with handmade clay tiles, which will enhance the listed building's character. There is potential for improved thermal insulation, and a condition is suggested to clarify how this will be achieved, especially where it may affect roof height. Detailed junction drawings at the ridge, eaves, and verges are needed if insulation is placed over the rafters.

The roof dormers also need repair or possibly full reconstruction. If rebuilding is necessary, details of any changes to their appearance must be provided, along with section drawings showing traditional proportions and junctions.

The windows currently consist of a mix of timber, metal, and plastic frames. Replacing them with hardwood frames and thin-section double glazing is acceptable and will not harm the building's special interest. The submitted drawings and details are considered satisfactory.

Parish Comments:
Pulborough Parish Council: No Objection

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
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.

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 213 continues that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Long Platt is a Grade II listed building, dating from the 15th century, and is one of the oldest surviving houses in the hamlet of Nutbourne. The property retains significant historic fabric, including medieval beams and stonework, which contribute to its architectural and historic interest. Its position within the historic street scene, gable-end to the road and surrounded by other vernacular properties, makes a strong contribution to the character and appearance of the area. Later 20th-century interventions, including concrete roof tiles, cement render, and mixed window styles, have eroded aspects of its historic integrity.

The submitted Heritage Statement outlines the proposals as follows:

Roof Repairs:
- Replace modern concrete tiles with handmade clay tiles for a historically appropriate appearance.
- Repair or rebuild dormers using traditional proportions and details (secured by condition).

Window Replacement:
- Remove mismatched plastic, metal, and decayed timber windows.

- Install uniform oak-framed, thin-section double-glazed units to restore historic character and improve thermal efficiency.

Wall Treatments:
- Replace modern cement-based materials with lime mortar and lime render.
- Allows stonework to breathe, preventing damp and preserving the building fabric.

Additional Conservation Measures:
- Repair leaking roofs and replace rotten frames.
- Use wood fibre insulation compatible with historic character.
- Apply oak cladding to the west elevation, complementing stonework and reinforcing vernacular style.

In accordance with paragraph 205 of the NPPF, great weight must be given to the conservation of heritage assets. The proposals will not result in harm to the special interest of the listed building; rather, they represent an enhancement through the removal of inappropriate modern materials and reinstatement of sympathetic traditional methods. Paragraph 213 of the NPPF states that harm or loss must be clearly justified. In this instance, no harm is identified, and the works will preserve and enhance the building's significance.

The proposals are therefore considered to comply with Policy 34 of the Horsham District Planning Framework (2015), which seeks to ensure that heritage assets are conserved in a manner appropriate to their significance and will make a positive contribution to the distinctiveness of the local area.

The Conservation Officer has raised no objection to the proposal and considers that the proposals will not harm the special interest of the listed building, subject to a number of conditions which form part of the recommendation.

Subject to such condition, the proposal is considered to accord with the above 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 and the main contractor 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 **Pre-commencement (Replacement Dormers) Condition**: No works relating to the removal and rebuilding of roof dormers shall take place, until drawings to a scale not smaller than 1:5 fully describing the replacement dormer details, including sections through roof ridge, valleys, eaves and verges, have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

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).

4 **Pre-commencement Condition**: No relevant works shall commence until the specification and / or drawings fully describing method of incorporating thermal insulation, describing the effect on the appearance and fabric of historic and architectural features if the result will be an increase in overall roof height, have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

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).

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).

NOTE TO APPLICANT
The applicant is advised that in addition to Listed Building Consent, planning permission is needed for various elements of the proposed works. These works should not take place until planning permission has been applied for and granted.

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/25/0879
(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
Supporting Statement	Heritage	NONE	29.07.2025
Supporting Statement	Additional Heritage details	NONE	29.07.2025
Location plan		NONE	27.05.2025

Photos	x 2	NONE	27.05.2025
Elevation plan	Existing	LA121_01	14.07.2025
Site plan		LA121_02	14.07.2025
Elevation plan	Proposed	LA121_10	14.07.2025
Plans	Window details	LA121_11	14.07.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.09.2025

Authorising Officer sign/initial Guy Everest Date: 24.09.2025