Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1420
Henfield Vicarage, Church Lane, Henfield, West Sussex, BN5 9NY

DESCRIPTION:
Reinstating kitchen ceiling (Listed Building Works - Lawful Development Certificate - Proposed)

RELEVANT PLANNING HISTORY:

HF/6/89	Replacement of back door with a window, porch and int alts. (From old Planning History)	Application 22.02.1989	Permitted	on
HF/27/70	New single storey dwelling and detached garage. (From old Planning History)	Application 29.06.1970	Refused	on

ASSESSMENT

The application seeks a lawful development certificate to reinstate the kitchen ceiling to a grade II listed building.

Relevant Legislation and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

26HCertificate of lawfulness of proposed works

(1)A person who wishes to ascertain whether proposed works for the alteration or extension of a listed building in England would be lawful may make an application to the local planning authority specifying the building and describing the works.

(2)For the purposes of this section works would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.

(3)If on an application under this section the local planning authority are provided with information satisfying them that the works described in the application would be lawful at the time of the application, they must issue a certificate to that effect; and in any other case they must refuse the application.

(4)A certificate under this section must—
(a)specify the building to which it relates;
(b)describe the works concerned;
(c)give the reasons for determining that the works would be lawful; and
(d)specify the date of issue of the certificate.

(5)Works for which a certificate is issued under this section are to be conclusively presumed to be lawful, provided that—
(a)they are carried out within 10 years beginning with the date of issue of the certificate, and
(b)the certificate is not revoked under section 26I.

The applicant has detailed that the kitchen ceiling has collapsed and is in need to repair. Section of 5 of their application details that the timbers have been left in situ, and repair made where needed, with lime plaster being reinstated with traditional materials. The Council's Conservation Officer has not raised any concerns with the proposed works, which would not affect the character of the listed building as a building of special architectural or historic interest, and is therefore in accordance with Section 26H(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation: Application Permitted

Reason:

1 The proposed works would not affect the character of the listed building as a building of special architectural or historic interest, and is therefore in accordance with Section 26H(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990.

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/23/1420
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan		NONE	18.09.2023
Block plan	Block Plan		15.09.2023
Floor plan	Ground Floor Plan		15.09.2023
Location plan			21.07.2023
Photos			21.07.2023

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 05/12/2023

Authorising Officer sign/initial RHERMITAGE Date: 05.12.2023