DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1073
Brook House , Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:
Removal of existing side extension. Conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. Relocation of existing carport and construction of pergola (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/1072	Removal of existing side extension. Conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. Relocation of existing carport and construction of pergola (Householder Application).	Application Permitted on 17.11.2025
DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023
DC/23/0250	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Listed Building Consent).	Application Permitted on 13.11.2023

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

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

Nuthurst Parish Neighbourhood Plan 2015 – 2031
Policy 10 – Housing Design

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:
Conservation Officer: No objection.

Parish Comments:
Note that similar works had previously received approval. No objection provided the proposed works are carried out in accordance with the stated purpose and within the scope of listed building and domestic use.

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 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 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 HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy 10 of the Nuthurst Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

The proposal would involve the removal of an existing side extension, the conversion of existing barn and associated sheds into domestic ancillary use following structural and repair works. The submitted plans also indicate the relocation of existing carport and construction of pergola, these elements would not require listed building consent and were instead considered as part of the accompanying planning application, ref: DC/25/1072.

The proposed external alterations to the barn would ensure that the agricultural character is retained. The design and choice of external materials for the new openings would reinforce the distinctive character of the building. A condition has been recommended by the Council's Conservation Officer to facilitate a successful project with regard to preserving the special interest of this curtilage listed building. Following consultation with the Council's Conservation Officer, it is viewed that the current proposal for alteration will ensure the building is preserved.

Overall it is considered that the proposal would not adversely impact on the setting of the Grade II Listed Building, in accordance with development plan policies.

It is noted that the application is accompanied by a Bat Survey Report. This was considered as part of the planning application, DC/24/1072, where conditions were imposed to prevent any adverse impacts on protected species and habitat. It is not considered necessary to reimpose these conditions as part of this application for listed building consent.

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 submitted information 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 **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).

Plans list for: DC/25/1073
(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
Location & Block plan	Existing & Proposed Location Plan & Block Plan	2206BR_R0_000 01	23.07.2025
Floor plan	Existing & Proposed Ground Floor Plan	2206BR_R0_100 01	23.07.2025
Elevation plan	Existing & Proposed West Elevation	2206BR_R0_101 01	23.07.2025
Elevation plan	Proposed West Internal Courtyard	2206BR_R0_102 01	23.07.2025
Elevation plan	Existing & Proposed South	2206BR_R0_103 000	23.07.2025
Elevation plan	2206BR_R0_104 East	2206BR_R0_104 01	23.07.2025
Elevation plan	Existing & Proposed North	2206BR_R0_105 01	23.07.2025
Plans	Proposed Insulation Build-Up Details	2206BR_R0_106 000	23.07.2025
Materials	Proposed Material Schedule	2206BR_R0_200 01	23.07.2025
Tree plan	Tree Constraints Plan	CCL 11163/TCP 1	23.07.2025
Plans	Impact Assessment Plan (Existing Layout with Proposals Overlaid)	CCL 11163/IAP 3	23.07.2025

Tree plan	Tree Protection Plan (Existing Layout with Proposals Overlaid)	CCL 11163 TPP 5	23.07.2025
Supporting Docs	BS 5837 Arboricultural Report & Impact Assessment		23.07.2025
Tree plan	Tree Data Sheet		23.07.2025
Supporting Statement	Planning	NONE	30.06.2025
Supporting Docs	Application Form	NONE	30.06.2025
Design & Access Statement	Heritage	NONE	30.06.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 13.01.2026