



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0661
Tudor Cottage, Nuthurst Road, Maplehurst, West Sussex, RH13 6RD

DESCRIPTION:

Removal of existing render from the front porch and replace with natural fibre insulation material covered with lime plaster. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1542	Removal of the existing oil-fired boiler and oil tank and replacing with an Air Source Heat Pump (ASHP) supported by an array of Solar Panels and a Battery Storage arrangement. (Listed Building Consent).	Application Permitted on 10.12.2024
DC/25/0001	Renovation, maintenance and repair to timber framing and details of Tudor Cottage, Maplehurst (Listed Building Consent).	Application Permitted on 26.02.2025
DISC/25/0098	Approval of details reserved by condition 2 to approved application DC/24/1542	Application Permitted on 29.07.2025
DISC/25/0150	Approval of Details Reserved by Conditions 2 and 3 to approved application DC/25/0001.	Application Permitted on 29.07.2025

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:

HDC Conservation Officer: No objection, conditions recommended

Parish Comments:

Nuthurst 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

Paragraph 212 of the NPPF (2018) 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."

Tudor Cottage is a Grade II Listed Building listed on the 28.11.1980, with the list description stating: -

C17 or earlier timber-framed cottage with plaster infilling, and curved braces on first floor. Hipped tiled roof. Casement windows. Two storeys. Three windows.

The application is seeking Listed Building Consent for re-rendering and insulation of the front porch. The submitted details set out that the existing inappropriate and defective render will be removed. A 40mm natural fibre insulation will be added to the brickwork and covered with a lime plaster and render. The materials are to be more in keeping with the remainder of the building, similar to that used in recent renovation work to the rear elevation, and will also improve the thermal performance of the porch and help address the damp issue. The work will be finished in white limewash so the overall appearance externally will be unchanged.

HDC Conservation has been consulted. The current porch is thought to be constructed in 1975. The proposal seeks to use more sensitive breathable materials in the porch, replacing the existing render. The principle of the works is considered acceptable and further details were requested and provided in respect of the proposed insulation and also a section drawing showing the proposed insulation arrangement including how it would sit against the junction of the roof. The further information submitted is considered sufficient that the proposal would preserve the special interest of the listed building.

The proposed would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 3 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted details and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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/26/0661

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	23.04.2026
Site plan	Site Plan	NONE	23.04.2026
Section plan	Section through Porch	NONE	16.06.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 17.06.2026

Authorising Officer sign/initial Tamara Dale Date: 18.06.2026