DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0526
Bakers End, Park Street, Slinfold, West Sussex, RH13 0RU

DESCRIPTION:
Erection of a two-storey rear extension, including installation of log burner and flue (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0525	Construction of a log burner and associated flue to existing two storey rear extension (Householder Application).	Under Consideration
DISC/23/0038	Approval of details reserved by condition 3, 4, and 5 to approved application DC/22/2025.	Application Permitted on 28.03.2023
DISC/23/0036	Approval of details reserved by condition 2, 3 and 4 to approved application DC/22/2026.	Application Permitted on 28.03.2023
DC/22/2026	Erection of a two-storey rear extension (Listed Building Consent).	Application Permitted on 30.12.2022
DC/22/2025	Erection of a two-storey rear extension (Householder Application).	Application Permitted on 30.12.2022

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

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

Slinfold Neighbourhood Plan
Policy 5: Development Principles

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

Parish Comments:
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
Bakers End is a two-storey Grade II listed dwelling originally dating from the 16th century and is situated on the south side of Park Street. The dwelling has been altered and extended over the centuries to the north, south and east.

Listed building consent is sought for the construction of a log burner and associated flue to the southwest corner of a two-storey rear extension consented in December 2022 under ref: DC/22/2026. The proposed flue is to be located externally, to a height which is in line with the ridge height of the extension. The extension (to which the flue would be attached) has not yet been completed and the description of works also therefore refers to the previously consented extension.

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 Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

As part of the application process amended plans have been received to encase the flue in a brick structure, in order to conceal the flue and better assimilate with the extended listed building. It is considered the amended scheme would result in no adverse impacts on the significance of the listed building. The extension remains as previously consented under the preceding listed building consent and there are no reasons to revisit or reconsider the existing extant consent.

The proposal would preserve the historic interest 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 works hereby permitted shall take place in strict accordance with the details of new and replacement windows and doors approved under application ref: DISC/23/0036 on 28.03.2023.

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 works hereby permitted shall take place in strict accordance with the dormer roof details approved under application ref: DISC/23/0036 on 28.03.2023.

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).

4 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

6 **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 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/24/0526
(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
Details plan	Window schedule	22813/302	04.04.2024

Details plan	Proposed Bi-fold door	22813/303	04.04.2024
Details plan	Proposed double door	22813/304	04.04.2024
Details plan	Proposed window	22813/305	04.04.2024
Details plan	Proposed window	22813/306	04.04.2024
Details plan	Proposed window	22813/307	04.04.2024
Location & Block plan		22813/100 REV A	04.04.2024
Floor plan	Existing	22813/110	04.04.2024
Floor plan	Existing	22813/111	04.04.2024
Elevation plan	Existing	22813/120	04.04.2024
Location & Block plan	Proposed	22813/200 REV A	04.04.2024
Floor plan	Proposed	22813/210 REV F	14.05.2024
Floor plan	Proposed	22813/211 REV G	14.05.2024
Elevation plan	Proposed	22813/220 REV H	14.05.2024
Elevation plan	Proposed	22813/221 REV E	14.05.2024
Elevation plan	Proposed Dormer	22813/300	04.04.2024
Details plan	Door schedule	22813/301	04.04.2024
Supporting Docs	Application Form	NONE	04.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 26.06.2024