DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0932
Little Bilsborough , Furners Lane, Woodmancote, West Sussex, BN5 9AE

DESCRIPTION:
Demolition of existing conservatory and shed and erection of a single storey rear extension. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0931	Demolition of existing conservatory and shed and erection of a single storey rear extension. (Householder Application).	Under Consideration

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

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

Woodmancote Parish Neighbourhood Plan 2016-2031:
Policy 3 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:
Woodmancote Parish Council: Support the application. Members requested that all exterior lighting (including floodlights) should be facing in a downwards direction and be fitted with a sensor in order to reduce light pollution.

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 (2024) 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.

The existing building is Grade II Listed and a good example of a sixteenth century timber framed dwelling. The quality of the build, position of the inglenook fireplace and evidence of alteration of the timber frame suggest this had been a larger property at one time. The western end appears to have been demolished and rebuilt but on a smaller footprint.

The existing conservatory is not a sympathetic addition and there is no objection to its removal. The proposed extension is considered proportionate in scale and would appear as a subservient addition to the historic building. The design and form of the proposal would reinforce the vernacular character of a historic building and would not prevent an understanding and appreciation of its special interest. A series of planning conditions have been recommended to ensure the development conserves the special architectural character of the heritage asset.

Overall, it is considered that 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 **Pre-Commencement (Slab Level) Condition**: No new-build works above ground floor slab level shall take place until drawings, to a scale of not smaller than 1:5 fully, describing flat roof details, including sections through deck and junction with clay tiled roof and extension gable wall, 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).

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).

4 **Regulatory Condition**: The new windows fitted in the extension hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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**: The new clay tiled roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, 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).

6 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

7 **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).

Plans list for: DC/25/0932
(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
Floor plan	Existing, Block and Location	01	04.06.2025
Elevation plan	Existing	02	04.06.2025
Floor plan	Proposed, Block and Location	03	04.06.2025
Elevation plan	Proposed	04	04.06.2025

Supporting Statement	Heritage and Design	NONE	04.06.2025
Supporting Statement	Biodiversity Enhancement	NONE	04.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 23.07.2025

Authorising Officer sign/initial Guy Everest Date: 30.07.2025