DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0673
Ashurst Church of England School, School Lane, Ashurst, Steyning, West Sussex, BN44 3AY

DESCRIPTION:
Installation of 2no. air source heat pumps to the rear of the school and associated works, including provision of new metal mesh fence with access gate between heat pumps and the existing external cabin. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0672	Installation of 2no. air source heat pumps to the rear of the school and associated works, including provision of new metal mesh fence with access gate between heat pumps and the existing external cabin. (Full Application).	Under Consideration

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

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

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: No objection.

Parish Comments:
None received

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 developments 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 application seeks Listed Building Consent for the installation of 2 no. air source heat pumps to the rear of the school and associated works, including provision of new metal mesh fence with access gate between heat pumps and the existing external cabin. It is considered that the siting and nature of the proposal would not interfere with an appreciation of the special interest of the listed building, with the associated hardware not resulting in any harm to the historic fabric of the building.

It is therefore 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 **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/25/0673
(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
Elevation plan	Existing and Sections	24-1161-01/DWG-004 REV A	15.05.2025
Elevation plan	Proposed and Sections	24-1161-01/DWG-005 REV A	15.05.2025

Design & Access Statement		NONE	23.04.2025
Supporting Docs	Application Form	NONE	23.04.2025
Supporting Statement	Heritage Impact	NONE	23.04.2025
Location plan		24-1161-01/DWG-001 REV A	23.04.2025
Site plan	Existing	24-1161-01/DWG-002 REV A	15.05.2025
Site plan	Proposed	24-1161-01/DWG-003 REV A	15.05.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 01.07.2025

Authorising Officer sign/initial Guy Everest Date: 10.07.2025