Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0912
64 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
Removal of a single skin brick wall, 500mm wide by 2,5m tall to the front right of the building to gain access between 64 and the neighbouring property. Removal of waste and replacement with access gate for future maintenance. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0409	Repair and partial rebuild to existing chimney stack to the rear of the property and associated internal works to the fireplace and living room wall (Listed Building Consent)	Application Permitted on 31.05.2024
DC/14/1864	Installation of air conditioning system (Listed Building Consent)	Application Permitted on 23.10.2014
DC/08/2490	Repairs/maintenance and re-decoration externally and internally to retail shop and ancillary areas (Listed Building Consent)	Application Permitted on 12.02.2009

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

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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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, but suggest that spikes to be added to roof to deter pigeons and to clean gutters.

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 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 HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

64 High Street, currently Martins Newsagent, is a Grade II listed building located the northeast side of Steyning High Street within the Steyning Conservation Area, which contains a high number of listed buildings fronting the High Street. This application seeks consent to remove a single skin brick wall, approximately 500mm wide and 2.5m high, between nos. 64 and 62 to create an access. The applicant has advised that structural timber rot has occurred to an upright oak frame and there is rot on feather edge timber cladding to the outside and lath and plaster rot on the interior, which has suffered from a build-up of pigeon guano and blocked rainwater drainage. The proposed works would help rectify these issues by providing access and allowing repairs and improved future maintenance.

It is considered that access to the area of subject of this application is essential to allow necessary immediate repair works and to allow continued maintenance in the future. The existing wall is not important to the significance of the listed building(s) and there would be no adverse impact on their historic interest or understanding. The replacement timber featheredge gate would be an appropriate means of enclosure to the principle listed building(s).

The proposed development would therefore 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the approved plans and documents.

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

INFORMATIVE
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Plans list for: DC/24/0912
(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 plan		NONE	17.06.2024
Block plan		NONE	17.06.2024
Elevation plan	As existing	NONE	10.07.2024
Plans	Gate, as proposed	NONE	10.07.2024
Design & Access Statement		NONE	17.06.2024
Supporting Statement	Heritage	NONE	17.06.2024
Supporting Statement	Elevation (Image), as existing	NONE	17.06.2024
Supporting Statement	Proposed works, photos and specification	NONE	01.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.08.2024

Authorising Officer sign/initial Guy Everest Date: 06.09.2024