Horsham District Council

Mrs Leah Mackinder
Red House
Horsham Road
Cowfold
West Sussex
RH13 8BX

Application Number: DC/25/1140

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

In pursuance of their powers under the above-mentioned Acts, the Council hereby notify you that they REFUSE to grant Listed Building Consent for the following works:

Installation of solar panels on south facing roof, and 9.5kWh battery storage in garage. (Listed Building Consent).

Red House Horsham Road Cowfold West Sussex

as shown on Plan and Application Reference DC/25/1140 submitted to the Council on 07/08/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The submitted plans do not measure accurately the scale indicated and no side elevations have been provided to indicate the projection above the roof plane. Notwithstanding, the solar panels, by reason of their design, siting and extent, would represent incongruous and unduly prominent features that would have a harmful impact on the special interest of the listed building and fail to preserve, reflect or enhance its special character and distinctiveness. The are no public benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015), Policy 4 of the Cowfold Neighbourhood Plan (CNP) 2019 - 2031 and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	06.08.2025
Elevation plan	Existing	NONE	07.08.2025
Elevation plan	Proposed	NONE	07.08.2025
Location plan		NONE	08.07.2025
Supporting Docs	Proposed Layout	NONE	08.07.2025
Supporting Statement	Design, Access and Heritage	NONE	08.07.2025

Emma Parkes
Head of Development and Building Control

Date: 04/02/2026

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.