Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0865
Shermanbury Place, Brighton Road, Shermanbury, West Sussex, RH13 8HF

DESCRIPTION:
General repair and conservation works to house (Listed Building Consent)

RELEVANT PLANNING HISTORY:
None identified.

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

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

Wineham and Shermanbury Neighbourhood Plan
Policy 5, 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:
HDC Conservation: No Objection, conditions recommended.

Parish Comments:
Shermanbury Parish Council are supportive of the application. Shermanbury Place is an integral part of the history of the parish. Any efforts that can be taken to protect the building for future generations are endorsed by Shermanbury Parish Council.

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 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."

Shermanbury Place is a Grade II Listed Building located on the east edge of Shermanbury accessed via a track off the east side of Brighton Road. The site is a rural location and was formally the location of a medieval deserted village. Shermanbury Place was a 16th century Tudor house with projecting cross-wings, the house has been rebuilt though during the 18th Century, and in Its current form is the result of substantial alterations and extensions carried out during the 19th and 20th centuries. The building has been unoccupied and neglected for a number of years and has led to decay to the building, which now requires significant works to ensure its long-term preservation and use as a residential dwelling.

There are two further statutory Listed Buildings within the setting of Shermanbury Place, all designated as listed in March 1955. This includes the Grade II* Listed Parish Church of St Giles and the Grade II Listed cowshed, both to the northeast of the house.

The lack of continuous maintenance and use of unsympathetic materials in the building has led to its deterioration, now requiring significant repair works submitted in this application to ensure the building's preservation. The extent of the work is set out in the supporting documents. The works are considered to be necessary and sympathetic to the significance of the building and would enable its occupation and future maintenance and conservation.

The works would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies. A condition is necessary to secure further ceiling details, through a section drawing, showing the proposed reboarding and plastering of the ceiling, and also how the new boarding would sit with the decorative features. A note to applicant is also recommended, as the proposed roof plans indicate the re-commissioning of the existing solar panels; however, these panels do not appear to benefit from any historical consent, and it is therefore advised that a further application should be submitted.

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 Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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 **Pre-Commencement Condition**: No relevant works shall take place until a section through the reboarding and plastering of the ceiling(s), showing the relationship between the boarding and decorative features, has been submitted to and approved in writing by the Local Planning Authority. The works shall take place in strict accordance with the agreed details.

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 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).

NOTE TO APPLICANT
The applicant is advised that while the proposed roof plans suggest the re-commissioning of existing solar panels, there is no apparent historical listed building consent for such additions to the building. It would therefore be advised that in the absence of an existing consent, a further application for planning permission and / or listed building consent be submitted for these solar panels.

Plans list for: DC/25/0865
(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 and Proposed basement	2405SH_R3_100 REV 03	19.06.2025
Floor plan	Existing and Proposed Ground Floor	2405SH_R3_101 REV 03	19.06.2025
Floor plan	Existing and Proposed Ground Floor	2405SH_R3_102 REV 03	19.06.2025
Floor plan	Proposed Game Larder	2405SH_R3_200 REV 03	19.06.2025
Floor plan	Proposed Cellar entrance and stairs	2405SH_R3_201 REV 03	19.06.2025
Floor plan	Proposed Plant room	2405SH_R3_202 REV 03	19.06.2025
Floor plan	Proposed Corridor to main basement	2405SH_R3_203 REV 03	19.06.2025
Floor plan	Proposed Hall	2405SH_R3_204 REV 03	19.06.2025
Floor plan	Proposed Wine Cellar	2405SH_R3_205 REV 03	19.06.2025

Floor plan	Proposed Root Store	2405SH_R3_206 REV 03	19.06.2025
Floor plan	Proposed F1 Landing	2405SH_R3_400 REV 03	19.06.2025
Floor plan	Proposed F2 East Hallway	2405SH_R3_401 REV 03	19.06.2025
Floor plan	Proposed F3 Girls Spare Bed	2405SH_R3_402 REV 03	19.06.2025
Floor plan	Proposed F4 East Hallway (Lower)	2405SH_R3_403 REV 03	19.06.2025
Floor plan	Proposed F5 Mums Bed - East Wing	2405SH_R3_404 REV 03	19.06.2025
Floor plan	Proposed F6 Guest Spare Bed	2405SH_R3_405 REV 03	19.06.2025
Floor plan	Proposed F7 Bathroom East	2405SH_R3_406 REV 02	19.06.2025
Floor plan	Proposed F8 Master Bed	2405SH_R3_407 REV 02	19.06.2025
Floor plan	Proposed F9 Master Bath	2405SH_R3_408 REV 03	19.06.2025
Floor plan	Proposed F10 Dressing room	2405SH_R3_409 REV 03	19.06.2025
Floor plan	Proposed F11 North Bathroom	2405SH_R3_410 REV 03	19.06.2025
Floor plan	Proposed F12 Boys Spare Room	2405SH_R3_411 REV 03	19.06.2025
Floor plan	Proposed F13 Williams Room	2405SH_R3_412 REV 02	19.06.2025
Floor plan	Proposed F14 Bathroom West Wing	2405SH_R3_413 REV 03	19.06.2025
Floor plan	Proposed Gun Room West Wing	2405SH_R3_414 REV 03	19.06.2025
Floor plan	Proposed F16 West Hallway	2405SH_R3_415 REV 03	19.06.2025
Floor plan	Proposed Utility Room	2405SH_R3_416 REV 03	19.06.2025
Floor plan	Proposed F18 WC	2405SH_R3_417 REV 03	19.06.2025
Floor plan	Proposed F19 Staff Staircase	2405SH_R3_418 REV 03	19.06.2025
Floor plan	Proposed G1 Entrance Porch	2405SH_R3_300 REV 03	19.06.2025
Floor plan	Proposed G2 Entrance Hall	2405SH_R3_301 REV 03	19.06.2025
Floor plan	Proposed West Hallway	2405SH_R3_302 REV 03	19.06.2025
Floor plan	Proposed G4 Cloakroom and WC	2405SH_R3_303 REV 03	19.06.2025

Floor plan	Proposed G6 Dining Room	2405SH_R3_304 REV 03	19.06.2025
Floor plan	Proposed G7 Farm Office	2405SH_R3_305 REV 03	19.06.2025
Floor plan	Proposed G9 Butlers Pantry	2405SH_R3_306 REV 03	19.06.2025
Floor plan	Proposed G10 Kitchen	2405SH_R3_307 REV 03	19.06.2025
Floor plan	Proposed G11 Utility (Pantry)	2405SH_R3_308 REV 03	19.06.2025
Floor plan	Proposed G12 - East Hallway	2405SH_R3_309 REV 03	19.06.2025
Floor plan	Proposed G13 Drawing room	2405SH_R3_310 REV 03	19.06.2025
Floor plan	Proposed G14 Study	2405SH_R3_311 REV 03	19.06.2025
Floor plan	Proposed G15 Rear Hall	2405SH_R3_312 REV 03	19.06.2025
Floor plan	Proposed G16 Music Room	2405SH_R3_313 REV 03	19.06.2025
Floor plan	Proposed G17 Staff Sitting room	2405SH_R3_314 REV 03	19.06.2025
Roof plan	Proposed Roof	2405SH_R3_500 REV 01	19.06.2025
Elevation plan	Proposed North	2405SH_R3_600 REV 01	19.06.2025
Elevation plan	Proposed South	2405SH_R3_601 REV 01	19.06.2025
Elevation plan	Proposed East	2405SH_R3_602 REV 01	19.06.2025
Elevation plan	Proposed West and Dormer Detail	2405SH_R3_603 REV 01	19.06.2025
Design & Access Statement	Heritage	NONE	23.05.2025
Location & Block plan		2405SH_R1_000 REV 000	23.05.2025
Supporting Docs	WML-A13a-E5a&b Work Schedule for Bat Licence	NONE	23.05.2025
Supporting Docs	Natural England Licence Mitigation	NONE	23.05.2025
Supporting Statement	Structural Report	NONE	23.05.2025
Supporting Statement	Repair Specifications and Method Statements	NONE	23.05.2025
Supporting Docs	Mortar Disaggregation Report	NONE	23.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 07.08.2025

Authorising Officer sign/initial Guy Everest Date: 14.08.2025