DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1197
Old Lock House , Lock, Partridge Green, West Sussex, RH13 8EG

DESCRIPTION:
Strengthening of the existing roof. Rebuilding of leaning masonry (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None relevant to this application.

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

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

Neighbourhood Plan:
West Grinstead Parish Neighbourhood Plan 2019 – 2031

Parish Design Statement:

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:
West Grinstead Parish Council - As this is a Listed Building, WGPC consider that the heritage officer is best placed to make the decision.

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 application seeks Listed Building Consent for proposed strengthening of the existing roof together with the rebuilding of the leaning masonry. It is clear that the existing roof structure has failed and is causing the brickwork forming the principal elevation to also move; without rapid remedial work there is a likelihood of partial collapse of the front elevation. The proposed works are considered necessary and appropriate in this context.

It is though the case that the extent of the situation cannot be fully understood until the roof is partially stripped, in addition, more details are required regarding the mortar mix for the rebuilding of the brickwork. It is considered that these matters can be satisfactorily resolved and controlled through condition, and these form part of the recommendation.

Overall, it is considered that the proposed works would have no adverse effects on the historic interest or significance of the Listed Building, which would be preserved 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 Condition**: Before any repair work begins on site, the person(s) responsible for supervising the works and the principal contractor 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 works, other than stripping of the existing roof, shall commence until a specification of the rebuilt brickwork, including new material, components of the mortar and jointing/pointing profile 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).

NOTE TO APPLICANT
The applicant is advised that the necessary scaffold can be erected and the existing roof can be stripped to allow for any necessary discussions which can take place as part of condition 2 of this decision notice.

Plans list for: DC/24/1197
(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
Design & Access Statement		NONE	07.08.2024
Location plan		002 REV A	02.12.2024
Floor plan	Existing	24243001	07.08.2024
Supporting Statement	Structural calculations	NONE	15.08.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 21.01.2025

Authorising Officer sign/initial ..... Date: .....