DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2330
Bell Cottage, Bell Road, Warnham, West Sussex, RH12 3QL

DESCRIPTION:
Replacement of existing windows (wood and single glazed) (Listed Building Consent)

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

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

Warnham Neighbourhood Development Plan 2017-2031
Policy W5- Design of Residential Development

Warnham 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:
Design and Conservation Officer: No Objection. The existing window frames are clearly deteriorated beyond practicable repair. The proposed replacement casements are acceptable. There are some surviving historic glass panes that should be reused in the new timber casements.

Parish Comments:
No objection

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 (2023) 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 from development within its setting), should require clear and convincing justification."

Policy 34 of the Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Bell Cottage was listed on the 28.11.1980, with the listing description describing the property as:

"The back portion is a C17 timber-framed building with brick infilling. The front portion is early C19. Two storeys. Four windows. Red brick. Horsham slab roof. Casement windows."

The application seeks permission for the replacement of existing windows (wood and single glazed). While there is glass within the frames which are of historic interest the timber is clearly beyond reasonable repair and there can be no objection to their removal and replacement. The detailing and proportions of the replacement windows is appropriate to the remainder of the listed building. A condition is recommended to require a Method Statement for the reuse of historic glass within the replacement windows.

It is considered that the proposed replacement of replacement of existing windows (wood and single glazed) is acceptable, and will not result in harm to the fabric or character of the grade II listed building. The application is therefore considered to comply with the relevant development plan policies and guidance within the NPPF and is therefore recommended for approval.

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**: No works shall commence until a Methodology Statement relating to the surviving historic glass panes has been submitted to and approved in writing by the Local Planning Authority. The Statement shall identify the surviving historic glass panes to be retained in the new windows, the method of removal, and the method of installation within the new windows. Alternatively, where it is not possible to retain the surviving historic glass panes, a written statement justifying why this is not possible shall be included. The works shall take place in strict accordance with the approved Method Statement.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and Heritage Statement.

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/23/2330
(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		01	29.12.2023
Block plan	As existing and proposed	02 REV A	04.01.2024
Floor plan	Ground, as existing and proposed	05 REV A	04.01.2024
Elevation plan	As existing and proposed	06 REV A	04.01.2024
Elevation plan	North West, as existing and proposed	07 REV A	04.01.2024
Elevation plan	North East, as existing and proposed	08 REV A	04.01.2024
Elevation plan	South East, as existing and proposed	09 REV A	04.01.2024
Details plan	Window 1 Plan, as existing and proposed	10 REV A	04.01.2024
Details plan	Window 1 open plan, as existing and proposed	11 REV A	04.01.2024
Details plan	Window 1 plan, as existing and proposed	12 REV A	04.01.2024
Details plan	Window 1 Section, as existing and proposed	13 REV A	04.01.2024
Details plan	Window 1 section, as existing and proposed	14 REV A	04.01.2024
Details plan	Window 1 elevation, as existing and proposed	15 REV A	04.01.2024
Details plan	Window 6 plan, as existing and proposed	16 REV A	04.01.2024
Details plan	Window 6 open plan, as existing and proposed	17 REV A	04.01.2024
Details plan	Window 6 plan, as existing and proposed	18 REV A	04.01.2024
Details plan	Window 6 section, as existing and proposed	19 REV A	04.01.2024
Details plan	Window 6 sections, as existing and proposed	20 REV A	04.01.2024
Details plan	Window 6 elevation, as existing and proposed	21 REV A	04.01.2024
Details plan	Window Beads and cross section, as existing and proposed	22 REV A	04.01.2024
Details plan	Window 1 plan, as existing and proposed	23 REV A	04.01.2024

Details plan	Window 1 elevation and section, as existing and proposed	24 REV A	04.01.2024
Details plan	Window 5 plan, as existing and proposed	25 REV A	04.01.2024
Details plan	Window 5 elevation and section, as existing and proposed	26 REV A	04.01.2024
Details plan	Window 6 plan, as existing and proposed	27 REV A	04.01.2024
Details plan	Window 6 elevation and section, as existing and proposed	28 REV A	04.01.2024
Supporting Statement	Heritage	NONE	29.12.2023

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 01.05.2024