Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1269
Harwoods, West End Lane, Henfield, West Sussex, BN5 9RF

DESCRIPTION:
Conversion and extension of outbuilding to create ancillary residential accommodation (Householder Application).

RELEVANT PLANNING HISTORY:

DC/26/1270	Conversion and extension of outbuilding to create ancillary residential accommodation (Listed Building Consent).	Pending Consideration
DC/10/1668	Proposed demolition of sub-standard Victorian additions to timber framed house and the conservation and repair of the timber framed house including all associated site works. Proposed single storey link and one-and-a-half storey extension to timber framed house providing domestic accommodation. Proposed demolition of dilapidated pigsty range within curtilage of site (Listed Building Consent)	Application Permitted on 17.08.2011
DC/10/1716	Proposed demolition of sub-standard Victorian additions to timber framed house and new single storey link and one-and-a-half storey extension providing kitchen, sitting and two bedrooms with usual offices (Planning Permission)	Application Permitted on 17.08.2011
DC/13/1024	Variation to consent DC/10/1668 (Proposed demolition of sub-standard Victorian additions to timber framed house and the conservation and repair of the timber framed house including all associated site works. Proposed single storey link and one-and-a-half storey extension to timber framed house providing domestic accommodation. Proposed demolition of dilapidated pigsty range within curtilage of site) to include change to the first floor layout, insertion of new wood burners and flues and treatment to south elevation (Listed Building Consent)	Application Permitted on 29.07.2013

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Henfield Neighbourhood Plan (HNP) 2017 - 2031:
Policy 12 - Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

Horsham District Council – Conservation: *No Objection*
The brick barn with integrated pig pen is not a particularly old building but does represent a type of rural building that reflects the needs of a smallholding in the nineteenth century. The survival of these buildings is generally poor. The size and form of this type of building has resulted in very many being repurposed, altered or demolished such that they are not a common surviving building type especially with the integrated pig pen. For this reason I fully support a proposal for a more intensive use that will ensure the building is preserved and that its historic relationship with Harwoods is reinforced.

The proposal to convert the building to ancillary residential use is agreeable and will not dilute the ability to appreciate the historic relationship between the dwelling and this historic ancillary building. I am satisfied the alterations and extension will maintain a character of a converted rural building. In terms of details I am supportive of the proposal to reuse the historic floor tiles for an external recreation area. I have suggested conditions.

Place Services Ecology: *No Objection subject to conditions*
We are satisfied that there is sufficient ecological information available for determination of this application.

The mitigation measures identified in the Update Ecology Walkover (CT Ecology Ltd., June 2026) and Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment (CT Ecology Ltd., December 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality, including bats.

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:

This application is for Conversion and extension of outbuilding to create ancillary residential accommodation (Householder Application) at Harwoods, West End Lane, Henfield.

The application site is a curtilage listed outbuilding to the south east of Harwoods. Harwoods itself is a Grade II Listed Building (indexed 1980) described by Historic England as “C17 or earlier timber-framed building, largely refaced with brick, now painted, but some timbering exposed at the back. Tiled roof. Casement windows. The easternmost window-bay has been added in painted brick in the C19”. The plot itself is large with the neighbouring Topwood situated amply to the west of Harwoods. The barn for conversion is not itself a Listed Building.

Harwood’s itself has a small amount of planning history. A previous application DC/10/1716 (Proposed demolition of sub-standard Victorian additions to timber framed house and new single storey link and one-and-a-half storey extension providing kitchen, sitting and two bedrooms with usual offices (Planning Permission)) remains extant as not all works were completed – though a considerable amount was implemented according to planning statement. A new scheme is sought to protect Harwoods itself.

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area. The policy also states that the proposals should preserve or enhance the character or appearance of the Henfield Conservation Area and preserves its setting and any adjacent listed buildings.

The development site, a curtilage listed barn, is located south east of the Harwoods, spaced around 20m from the principle dwelling. As noted within the planning statement, additional accommodation could still be optioned via the extant permissions at the site. Policy 28 states that “ancillary

accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling…". The extant permission would seemingly allow for additional space to be implemented at the dwellinghouse without the need to further develop the existing site. However, the planning statement commented that it wished to retain the current stature of Harwood as not to dilute the historical significance of the dwelling and wished to use the barn instead to allow for additional accommodation.

The proposal has been revised from the pre-application submission to be reduced in scale (reduced 1m) and changes to the fenestration to add visual interest and break up the symmetry of the proposal.

The proposal sees the barn extended modestly with a 5.5m x 4.5m extension to the south of the barn. A small amount of demolition is to occur to the southern end of the barn of a small tin lean-to to allow the implementation of this purpose built extension. This would technically mean that the barn is only extended by around 3.7m to the south prior to this demolition. To the east, the proposal looks to be rebuilt to allow secure storage and provide an external (to the ancillary accommodation) w/c. The ancillary accommodation provides additional bedroom and ensuite, a small kitchenette and space for office working. This would be considered appropriate as to perform ancillary accommodation to Harwoods.

The extension to the barn would create a structure that is around 15m in depth, exceeding that of the main dwellinghouse in a roughly elongated 'L' shape. In addition, the annexe would also at its widest point be around 6m which too is wider than the main dwelling however this is the existing barns maximum width. These dimensions in isolation would be considered to compete with the main dwelling as the structure has become longer than the main dwelling. However, given that the proposal is not built to a first-floor level (4.55m height) and that the ancillary accommodation is contained within a space that is at maximum 4.6m in width, it is considered that a lengthening of the structure to provide a functional space is necessary and is achievable. Further, coupling the built form of the main dwelling with the outbuilding, which is attached to the dwelling, this would bring the built length of the dwellinghouse to around 17m. This would therefore allow the ancillary accommodation to be recognised as subservient to the main dwelling. In this context, the additional extension is considered in this context to be modest and would neatly append the barn.

Though recognised as a lengthy structure, the ancillary accommodation would be recognised to be subservient to the main dwelling. A condition will be attached to protect the ancillary accommodation from splintering from Harwoods itself.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Heritage Asset

HE5 of the NPPF (2026) states that development proposals that have the potential to affect heritage assets should be accompanied by an assessment that appropriately identifies the significance of the asset, including any contribution made by its setting, and evaluates the likely effects of the proposed development. The assessment should determine whether the proposal would result in an enhancement of significance, have a neutral impact, cause harm, or lead to the total loss of significance, with any harm clearly defined according to its severity. In assessing impacts, primary consideration should be given to the effect on the significance of the heritage asset rather than the scale of the development itself.

HE6 of the NPPF (2026) states that for development proposals affecting designated heritage assets, substantial weight should be afforded to the conservation of the asset, with greater weight applied to assets of higher significance, regardless of whether the proposal would result in enhancement, harm, substantial harm, or total loss of significance. Proposals that deliver positive effects on designated heritage assets should be supported. Where harm is identified, this should be given considerable importance and weighed against any public benefits arising from the development, including benefits such as securing the long-term reuse of vacant or underused heritage assets and facilitating energy

efficiency improvements. Proposals resulting in substantial harm to, or the total loss of, the significance of a designated heritage asset should only be permitted where substantial public benefits demonstrably outweigh the harm, or where strict criteria relating to the viability, future use, and conservation of the asset have been satisfied.

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.

As per the Conservation Officer, “The brick barn with integrated pig pen is not a particularly old building but does represent a type of rural building that reflects the needs of a smallholding in the nineteenth century. The survival of these buildings is generally poor. The size and form of this type of building has resulted in very many being repurposed, altered or demolished such that they are not a common surviving building type especially with the integrated pig pen. For this reason I fully support a proposal for a more intensive use that will ensure the building is preserved and that its historic relationship with Harwoods is reinforced”.

The development to repurpose the building to ancillary accommodation is not considered to disrupt the appreciation of the principle Listed Building and will allow the retention and upkeep of the historic associated brick barn and pig pen. Though the use of the structure is changed, the design of the proposal and use of the barn will allow the historic relationship to be observed and retained, bolstering the stature of the Listed Building. The Conservation Officer raised no issues in regard to sizing of the proposal and as such it is not thought that the proposal erodes the appreciation of the Listed Building.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Given the situational context, there is not thought to be any harm on the neighbouring amenity. It is considered that the siting and layout of the proposed and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Ecology:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

The proposal is supported by an ecology statement which has been assessed by the council’s ecology consultant. They were satisfied that the ecological techniques outlined were sufficient to protect ecological networks and recommended conditions be attached to preserve compliance to these strategies.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **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.

3 **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).

4 **Pre-Commencement Condition**: No relevant works shall commence until the following details 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:

a) Drawings to a scale not smaller than 1:5 fully describing:
New and replacement windows and external doors.

These drawings must show:
- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

b) Specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.

c) Specification, including location drawings and sketches where appropriate, of works to strengthen external walls and roof structure including extent of work, methods to be used, and the type of any replacement timber and masonry.

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).

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

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).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

7 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Update Ecology Walkover (CT Ecology Ltd., June 2026) and Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment (CT Ecology Ltd., December 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licenced Precautionary Method Statement for bats in the Update Ecology Walkover (CT Ecology Ltd., June 2026), which avoids impacts on European Protected Species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

8 **Regulatory Condition**: A Biodiversity Measures Layout for the biodiversity measures listed in the Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment (CT Ecology Ltd., December 2024) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Measures Layout shall include the following:

a) detailed designs or product descriptions for biodiversity measures; and
b) locations, orientations and heights for biodiversity measures on appropriate drawings.

The biodiversity measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the National Planning Policy Framework (August 2026) N2 Part F and s40 of the NERC Act 2006 (as amended).

9 **Regulatory Condition:** The annexe hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), N6 of the National Planning Policy Framework (2026), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Harwoods, West End Lane, Henfield, and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1269

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	07.08.2026
Block plan	Proposed	HRHN 102 REV A	07.08.2026
Floor plan	Proposed Ground	HRHN 110 REV A	07.08.2026
Roof plan	Proposed	HRHN 111 REV A	07.08.2026
Elevation plan	Proposed	HRHN 120 REV A	07.08.2026
Section plan	Proposed	HRHN 130 REV A	07.08.2026
Location plan		HRHN 001	07.08.2026
Block plan	Existing	HRHN 002	07.08.2026
Plans	Historic/Proposed Reference Plan	HRHN 003	07.08.2026
Floor plan	Existing Ground	HRHN 010	07.08.2026
Elevation plan	Existing	HRHN 020	07.08.2026
Section plan	Existing	HRHN 030	07.08.2026
Section plan	Existing Long	HRHN 031	07.08.2026
Supporting Statement		STRUCTURAL REPORT H6344/RJB	07.08.2026
Supporting Statement		Architectural Supporting Narrative for Proposals	07.08.2026
Supporting Statement		Bat Emergence and Activity Survey Report: 24036, rev 1	07.08.2026
Supporting Statement		Heritage Statement and Impact Assessment	07.08.2026
Supporting Statement		Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment: 20436, rev 1	07.08.2026
Supporting Statement		Design, Access and Planning Statement	28.08.2026
Supporting Statement		ECOLOGY	07.08.2026

		LETTER: Update Ecology Walkover	

DELEGATED

Case Officer sign/initial JBurrowes Date: 13/10/2026

Authorising Officer sign/initial RHERMITAGE Date: 19.10.2026