Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1270
Harwoods, West End Lane, Henfield, West Sussex, BN5 9RF

DESCRIPTION:
Conversion and extension of outbuilding to create ancillary residential accommodation (Listed Building Consent).

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 34- Cultural and Heritage Assets

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

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.

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

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.

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.

In consultation with HDC Conservation Officer, it is considered that "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". As such, the proposal would, though being a lengthy structure, would preserve the relationship between Harwoods of being an ancillary accommodation and allow retention of the historic brick barn and pig pen that are usually not preserved. The development would allow the brick barn to be restored and retain a relationship with Harwoods enhancing the Listed Buildings stature.

The proposed would preserve the historic interest of the Grade II Listed Building, 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 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 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).

4 **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).

5 **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).

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/26/1270

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	07.08.2026

		Supporting Narrative for Proposals	
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 LETTER: Update Ecology Walkover	07.08.2026

DELEGATED

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

Authorising Officer sign/initial RHERMITAGE Date: 19.10.2026