



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0511

The Cottage , Church Street, Rudgwick, West Sussex, RH12 3EH

DESCRIPTION:

Erection of a two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0510	Erection of a two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio. (Householder Application).	Under Consideration
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Rudgwick Neighbourhood Development Plan 2031

RNP7 – Architectural Style

Parish Design Statement:

Rudgwick Parish Design Statement 2009

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, conditions recommended.

Parish Comments:

Rudgwick Parish Council: No objection subject to the suggestion for the roof lights glazing should consider using obscure glazing in order to prevent overlooking of neighbouring buildings, depending upon their height above the floor, and the HDC Conservation Officer confirming satisfaction with all the details of the proposal.

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."

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 make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

The Cottage is a Grade II Listed Building with the listing details as follows: -

'C16 timber-framed house with the timbering and painted brick infilling exposed on ground floor but above faced with fishscale tiles. Tiled roof. Casement windows. Two storeys. Three windows.'

The proposal would involve the erection of a two-storey rear extension with new catslide roof. The rear of the building has already been altered and this has obscured much of the original timber framing, which is now only visible on the south-western corner. The siting is therefore considered, with the scale and form a typical feature of dwellings of this age. The extension would not harm the special interest of the listed building. Similarly, the related internal alterations are considered acceptable and would not result in any harm to the listed building.

It is noted that the description includes elements which would not require listed building consent, such as solar panels and a heat pump to outbuildings, and landscaping works. These elements would instead fall to be considered under the accompanying planning application (ref: DC/26/0510).

For the reasons outlined, the proposed works 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, valley tiles and hogs back or half round ridge tiles.

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 new windows fitted in the extension hereby permitted shall have timber casements flush fitted with their frames.

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).

- 5 **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).

Plans list for: DC/26/0511

(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 & Site plan	EXISTING	844/100	25.03.2026
Layout plan	EXISTING	844/101	25.03.2026
Floor plan	EXISTING GF	844/110	25.03.2026
Floor plan	EXISTING FF	844/111	25.03.2026
Roof plan	EXISTING	844/112	25.03.2026
Elevation plan	EXISTING NORTH AND SOUTH	844/120	25.03.2026
Elevation plan	EXISTING EAST AND WEST	844/121	25.03.2026
Section plan	EXISTING	844/130	25.03.2026
Location & Site plan	PROPOSED	844/300	25.03.2026
Layout plan	PROPOSED	844/301	25.03.2026
Plans	PROPOSED DRAINAGE PLAN	844/302	25.03.2026
Floor plan	PROPOSED GF	844/310	25.03.2026

