



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0970

1 Church Gate, Red Lane, Shipley, West Sussex, RH13 8PH

DESCRIPTION:

Replacement of front door. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

The Shipley Neighbourhood Plan was formally made on 23 June 2021.

Policy Ship HD3 - High Quality Design

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:

HDC Conservation Officer: No Objection

Parish Comments:

Support

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

NPPF Policy HE4 (2026) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

NPPF Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

1 Church Gate is an attached two-storey Grade II listed late 18th Century dwelling located at the southern end of Red Lane, adjacent to the northwest entrance gate to St Marys Church Shipley (Grade I listed), within the Shipley Conservation Area. The dwelling is characterised by white painted brickwork elevations at ground floor level, with vertical clay tile hanging to upper floor elevations, and white painted timber windows and joinery

Listed Building Consent is sought for replacement of the existing front entrance door and frame (west elevation) due to a worn condition and to be replaced with a traditionally constructed solid oak door and matching oak frame within the existing opening. The proposed works are limited to the existing door opening and do not involve alterations to the surrounding masonry, brickwork, tile hanging, structure or architectural form of the building. The proposal introduces a change from a painted (white) finish to a natural oak door and frame. The existing entrance will remain in its current location and continue to provide the principal means of access to the dwelling. No changes are proposed to levels, pathways, thresholds or circulation routes.

The proposed replacement of front door is considered to result in a limited harm on the significance of the listed building and provides a durable long-term solution for the continued occupation and maintenance of the property.

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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

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 the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 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/26/0970

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	16.06.2026
Plans	Replacement front door	A402/A3/01 REV A	16.06.2026
Elevation plan	Replacement front door	A402/A3/02 REV A	16.06.2026
Section plan	Replacement front door	A402/A3/03 REV A	16.06.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 18.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 24.08.2026