



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0929

St Hughs Monastery, Henfield Road, Partridge Green, West Sussex, RH13 8EB

DESCRIPTION:

Repairs to the south elevation of the Guest House. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/2256	Structural repair works to the Guest House of St Hugh's Charter House (Listed Building Consent).	Application Permitted on 07.07.2023
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan:

Policy 12: Design Standards for Development

Henfield 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:

HDC Conservation: No objection. The repairs proposed in this application are necessary and urgent and will result in the preservation of the listed building and ensure it can be brought back into use as guest accommodation

Historic England: No comment.

Parish Comments:

None received

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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The application relates to St Hugh's Charterhouse which forms the only extant monastery of the Carthusian Order in England. The monastery comprises a Grade II* Listed Building and includes the Great Cloister which connects the 34 hermitages to the church and other buildings. The Monastery was built to house approximately 200 monks but has never been fully occupied, with 30 monks present in 1883, 70 in 1928, and 22 in 1984. It is understood that more recently 26 monks have been present within the Monastery. Historic England have advised that the significance of the building is not only in the architectural values of the buildings but also with the beliefs and practices of this ancient Community, and that St Hugh's Charterhouse is likely to be one of Horsham's most significant heritage sites.

During construction of the monastery monks occupied a neighbouring building, dating from 1866, which is located to the south-eastern corner of the complex. This building is Grade II Listed in its own right and is an integral part of the wider monastery. This building is now known as the Guest House and provides guest accommodation (for visiting bishops and students) and meeting space for monks. It is this Guest House building which is subject of this current application.

The Guest House is in a vulnerable and deteriorating condition due to water ingress and significant structural defects. Listed Building Consent was granted in 2023 for a series of structural repair works to the building and these are currently underway. The current application seeks listed building consent for further repair works to the southern elevation, with these repairs including re-roofing, window renovation and render repairs.

This current application is accompanied by extensive reports setting out the condition of the Guest House and the necessary repairs to secure the future of the building, which is intrinsically linked with the wider monastic site. There is no objection to the scope or nature of the identified works, which are consistent with those previously approved at the site, and given the information submitted with the application no further details are needed through condition(s).

The proposed works would preserve the historic interest of the Listed Building, in accordance with development plan policies and are 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.

Plans list for: DC/26/0929

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Existing and Proposed Dormer Detail	24870/502	09.06.2026
Roof plan	Existing	22820/100	09.06.2026
Plans	Existing High Level	22820/101	09.06.2026
Floor plan	Existing First	22820/102	09.06.2026
Plans	Existing Piano Nobile	22820/103	09.06.2026
Floor plan	Existing Lower Ground	22820/104	09.06.2026
Elevation plan	Existing	22820/120	09.06.2026
Elevation plan	Existing South	22820/121	09.06.2026
Roof plan	Proposed Repairs	22820/200	09.06.2026
Plans	Proposed High Level Repairs	22820/201	09.06.2026
Floor plan	Proposed First Repairs	22820/202	09.06.2026
Plans	Piano Nobile Proposed Repairs	22820/203	09.06.2026
Floor plan	Proposed Lower Ground Repairs	22820/204	09.06.2026
Elevation plan	Existing	22820/220	09.06.2026
Elevation plan	Proposed South	22820/221	09.06.2026
Plans	Proposed Southern Staircase	22820/230	09.06.2026
Plans	Proposed Southern Staircase Section and Elevations	22820/231	09.06.2026
Plans	Proposed Staircase Repairs	22820/232	09.06.2026
Location plan		22820/001	09.06.2026
Site plan		22820/002	09.06.2026
Plans	Proposed Staircase Repairs	22820/233	09.06.2026
Supporting Statement	Design and Access and Heritage Statement	NONE	09.06.2026
Supporting Statement	Heritage Statement	NONE	09.06.2026
Supporting Docs	Covering Letter	NONE	09.06.2026
Supporting Docs	Priced Specification for Repairs	NONE	09.06.2026

DELEGATED

Case Officer sign/initial Guy Everest Date: 03.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 04.08.2026