Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0902
Lakers Farm Cottage, Mill Road, West Chiltington, West Sussex, RH20 2PZ

DESCRIPTION:
Provision of a utility room within the existing space, with installation of an additional door between living areas, additional lighting to living areas, removal of a plasterboard arch and the replacement of a uPVC rear door (Listed Building Consent)

RELEVANT PLANNING HISTORY:

WC/23/48	Prov of bathrooms,w.c's, hot water supply, drainage & cesspool. improv ements & additional windows and addition of 2 bedrooms by subdivision	Application Permitted on 08.12.1948

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common 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 proposed alterations are acceptable and will not prevent an understanding and appreciation of the significance of this historic cottage.

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

Paragraph 205 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 206 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."

Lakers Farm Cottage is a Grade II listed dwelling, list entry 1027146, previously Lakers Farm Cottages Nos 1 & 2. Lakers Farm Cottage is an 18th Century 2 storey cottage, of stone rubble with red brick dressings and ashlar quoins. It has a tiled roof and timber casement windows. The site is within the West Chiltington Conservation Area. The main entrance is on Mill Road with rear access onto Stream Lane.

Listed Building Consent is sought for the provision of a utility room on the ground floor through the erection of a partition with door. The partition would be fixed to batons rather than the principal beam and this approach would ensure no damage to the structure of the building with the door relocated from elsewhere.

The works also include the installation of a new internal door between living and dining areas with a door and frame to match the existing. The location of this doorway is believed to be in the position of the original demise wall between the two cottages with a related storage element would be simple timber rustic open shelves.

Also proposed is to lower sections of the ceiling between the beams in the living and dining areas to allow for the installation of low-energy downlights, smoke alarm system and concealed cabling. Apart from two crossbeams, the remaining beams in the living area are not original. A plasterboard arch that was added in the 1980s between the living and dining areas is also proposed to be removed, and to make good the ceiling. It is considered that the nature of these works would have no harm to the significance of the building.

The proposal includes replacing the existing uPVC rear access door with a timber stable style flood resistant door. This resulting door opening would be more in keeping with the character of the building and represents an improvement.

It is considered that the totality of 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.

Plans list for: DC/24/0902
(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 plan		NONE	14.06.2024
Block plan		DMW-G-BB-01	19.06.2024
Floor plan		DMW-G-BB-01	14.06.2024
Floor plan		DMW-G-EL-01	14.06.2024
Floor plan		DMW-G-GA-03	14.06.2024
Design & Access Statement	Heritage	NONE	14.06.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 08.08.2024

Authorising Officer sign/initial Guy Everest Date: 13.08.2024