Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0472
Willow Cottage, North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:
Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/25/0471	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)	Application Permitted on 20.05.2025
DC/14/1183	Re-roofing part of property. Renewing timber cladding to front elevation overhauling of windows (Listed Building Consent)	Application Permitted on 06.08.2014

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

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

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5: Energy efficiency and 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: No Objection, conditions recommended

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 193 of the NPPF (2018) 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 194 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."

Willow Cottage is a semi-detached two-storey Grade II listed property, attached to Beaulieu Cottage to the north also being Grade II listed. The front elevation ground floor is white-painted brick with white-painted timber weatherboarding above. The side and rear elevations are a mixture of brick and timber weatherboarding although these sections are not painted. The roof of the building has sections of Horsham slabs and a tiled section at the southwest. Casement windows and a projecting porch of white painted brick with clay led roof. On the south side of the main building, positioned against the site boundary is a garage outbuilding from the 20th century. The garage has a dual-pitched roof with felt covering and the walls are of blockwork construction. The garage is in poor condition and detracts from the main house.

Listed building consent is sought to replace the 20th century garage outbuilding with the erection of a replacement outbuilding with a glazed porch connecting to the south elevation of the main dwelling with internal alterations. The proposed is to provide wheelchair-accessible access to the main house, a much-needed therapy space and an accessible bathroom accessible from a bedroom for the Applicant's daughter who is a wheelchair user. Conversion of a ground-floor living room into a bedroom

The walls of the proposed outbuilding to be brick, to match the main house, to a height of 1.05m. Above shall be horizontal timber cladding to match the main house. The proposed outbuilding shall have a dual-pitched roof measuring 4.54m at ridge level and 2.97m at the eaves. The roof will be finished in clay tiles, to match the southern section of the main house. The porch connecting the proposed outbuilding with the main house has been designed to have a flat roof with glazed doors on both sides; allowing views through towards the garden.

The application has been consulted with HDC Conservation. Willow Cottage was once the Dog & Bacon Inn and is a Grade II listed property and has a lobby entrance arrangement which is typical of the sixteenth century. The south bay has been either replaced or altered to raise the floor and ceiling heights or this is a reassembled timber frame hence the unusual arrangement. In any case it is considered an intriguing and attractive building overlooking the historic open space which was possibly formed for the corralling of drove animals.

The proposal to replace the existing garage is welcomed, as this is not considered an attractive building. The proposed replacement building seeks to reinforce the form and proportions of a traditional ancillary building with some modern detailing and is considered will not harm the special interest of the listed building. The flat roof link extension would not draw undue attention in the street scene or dilute the special interest of the listed building. There will be removal of historic structural timbers from the south gable end to create the access to the link. This will include a stud and two noggins. This harm

however is outweighed by the overall improvement of appearance and public benefits of providing facilities for the applicant's daughter. The removal of these historic timbers will not result in an inability or dilution of the opportunity to understand and appreciate the special interest of the listed building with conditions recommended below.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The proposal would have no adverse impacts on the significance or historic interest of the Grade II Listed Building or wider Conservation Area, the character and appearance of which would be preserved, in accordance with development plan policies.

The proposed with recommended conditions 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 proposed work 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:

- Drawings to a scale not smaller than 1:20 fully illustrating the alteration to the timber frame to create the new access to the extension.

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).

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/25/0472

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		00	25.03.2025
Floor plan	Proposed	05	25.03.2025
Elevation plan	Proposed	07	25.03.2025
Floor plan	Proposed	04	25.03.2025
Elevation plan	Proposed	08	25.03.2025
Roof plan	Proposed	06	25.03.2025
Section plan	Proposed	09	25.03.2025
Block plan		01	25.03.2025
Elevation plan	Existing	03	25.03.2025
Floor plan	Existing	02	25.03.2025
Supporting Statement	Heritage Statement	NONE	25.03.2025
Block plan		01	25.03.2025
Photos		NONE	25.03.2025
Design & Access Statement		NONE	25.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2025