Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0644
The Old Post Office, The Street, Slinfold, West Sussex, RH13 0RP

DESCRIPTION:

Replacement of tiles on rear pitched roof to match existing (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/11/0317	Fell 1 x Norway Spruce (Works to Trees in a Conservation Area)	Application Permitted on 04.04.2011
SF/46/95	Re-location of telephone kiosk (listed building consent) Site: The Old Village Stores The Street Slinfold	Application Permitted on 08.03.1996
SF/5/95	Alterations to existing storage building to form new shop & alteration to existing outbuilding to provide stores (listed building consent) Site: The Old Village Stores The Street Slinfold	Application Permitted on 19.04.1995
SF/4/95	Change of use of store to shop with post office and change of use of shop to residential and alterations Site: The Old Village Stores The Street Slinfold	Application Permitted on 19.04.1995

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Slinfold Neighbourhood Plan has been made.
Policy 1: Conservation Area
Policy 5: Development Principles

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:

No Objection

Representations:

One representation received from the neighbouring adjoining property in support of the application.

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 (2023) 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."

Slinfold NP Policy 1: Conservation Area states that development proposals within or affecting the setting of the Slinfold Conservation Area must pay special regard to preserving and/or enhancing its character or appearance. Special regard must also be paid to the setting of the Conservation Area.

The application site is located to the east side of The Street within the Slinfold Conservation Area. The Old Post Office is a Grade II listed property, a two storey residence which is adjoined by Grade II listed properties on each side, The Old Bakery to the north and The Old Village Stores to the south.

Listed Building Consent is sought for replacement of roof tiles on rear pitched roof with like-for-like tiles to match existing. The reason for the proposal is because tiles are decayed and loose, causing leakage and damage to timbers.

Scaffolding is to be erected at the rear of the building only. All the decayed and old tiles are to be removed and suitably recycled or disposed. New hand-made tiles to be put in position. A skip to be put on the owners private parking space.

Following consultation with the Council’s Conservation Officer, the proposed re-roofing is considered acceptable and will not harm the special interest of the Listed Building. The proposed replacement of roof tiles would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

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 new roof tiles shall match the existing in respect of material, colour, texture, and finish unless otherwise agreed in writing by the Local Planning Authority.

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).

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/24/0644

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	06.05.2024
Block plan		NONE	06.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.06.2024

Authorising Officer sign/initial Tamara Dale Date: 01.07.2024