Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0147
Little St Marys , The Street, Bramber, West Sussex, BN44 3WE

DESCRIPTION:

Remove brick insert from existing open fire place, installation of a chimney liner and woodburning stove. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1876	1. To remove brick insert from existing open fire place, added to the wider inglenook 2. to install a chimney liner 3. to install a wood burning stove to improve efficiency, safety and to clean burn	Application Returned
DC/13/1814	Replacement of 3 windows to existing dormers (Listed Building Consent)	Application Permitted on 31.10.2013
BM/9/01	Vehicular access and gates Site: Little St Marys The Street Bramber	Application Permitted on 14.02.2002
BM/8/01	Removal of part of front boundary wall vehicular access and gates Site: Little St Marys The Street Bramber	Application Permitted on 14.02.2002
BM/12/90	Erection of dwelling with integral garage & shared vehicular access (outline) Site: Little St Mary'S - Land Adj The St Bramber.	Application Refused on 20.06.1990

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Bramber Neighbourhood Plan 2018 to 2031:
Policy B2- Character of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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: [Initial Comment] No Objection: -

The proposal to remove the twentieth century brick fireplace and flue will not harm the special interest of the listed building. The insertion of a log burner and metal flue is acceptable.

A condition is recommended.

HDC Conservation: [Subsequent Comment] No Objection: -

The applicant has not provided information that satisfies the requirement of the recommended condition. The suggested conditions can be removed.

Parish Comments:

Bramber Parish Council has supported this proposal.

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 (2024) states that 'when considering the impact of a 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 from development within its setting), should require clear and convincing justification.'

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

Policy B2 of the BNP requires development proposals directly affecting heritage assets to respect the significance and context of the asset and demonstrate how they will contribute to the conservation and enhancement of the heritage asset through the most viable and sustainable method.

The two-storey semi-detached dwelling of Little St Mary's, along with its adjacent attached St Mary's Lodge, form a Grade II Listed Building, Little St Mary's St Mary's Lodge (list entry number: 1353966), first listed in 1980. The building is a 17th Century timber-framed building re-fronted with flints with red brick dressings and quoins, and a tiled roof.

This Listed Building Consent seeks to remove the brick insert of the existing fire place and install a wood burning stove with a flue at the dwellinghouse of Little St Mary's.

The existing fireplace is a modern, twentieth century installation, and its proposed replacement of a log burner and flue are not considered to result in harm to the historic interest of the dwellinghouse or the Listed Building. Further email correspondence with the Applicant on 25 March 2025 confirms the details of the proposed chimney cowl, where this has been considered acceptable by the Council's Design and Conservation Officer.

Overall, the proposed works would preserve the historic interest of the Grade II Listed Building of Little St Mary's St Mary's Lodge, 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.

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/25/0147

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	30.01.2025
Elevation & Floor plan	Existing Drawings	24001/010 v01	30.01.2025
Plans	Proposed Drawings	24001 015	30.01.2025
Supporting Docs	Email from Applicant dated 25.03.2025 re. Chimney Cowl	NONE	25.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 03.04.2025

Authorising Officer sign/initial Tamara Dale Date: 10.04.2025