Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0156
Snapes Cottage, Storrington Road, Thakeham, West Sussex, RH20 3ED

DESCRIPTION:

Replacement of lean-to and modern shed with linked single storey extension. External and internal alterations and repair works. Alterations to existing garage. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0155	Replacement of lean-to and modern shed with linked single storey extension. External and internal alterations and repair works. Alterations to existing garage. (Householder Application).	Pending consideration

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

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

Neighbourhood Plan:
Thakeham Parish Neighbourhood Plan to 2031
Thakeham6: Design

Parish Design Statement:
None

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:
Conservation Officer: *No objection*

Parish Comments:
Thakeham Parish Council - raised no objection, *the owner wishes to demolish a small solid shed and existing lean-to and replace these with a glass structure to link the listed building with the new extension. She wishes the new building to appear subservient to the main house and so it will be single story and will be screened by a yew hedge. It will be clad so as to appear barn like and to respect the part this house has played in the original farmstead. The existing garage will be clad to match.*

TPC has confidence that it will be sensitively done.

TPC think the extension is substantial - it will be a dining room, utility room and at a right angle extending into the garden, a bedroom. And there is an existing, quite large brick building at one end of the garden.

The neighbour has not objected to the proposed plans and she will not overlook or be affected by it. There are fields to the north and west and the housing development of Water Lane is to the south.

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 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 HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks Listed Building Consent for the replacement of lean-to and modern shed with linked single storey extension. Also, external and internal alterations and repair works and alterations to the existing garage.

It is acknowledged that Snapes Cottage is comprehensively described in the accompanying heritage statement and appears to be more significant than the listed description suggests. The building has changed over the centuries and has been disadvantaged by previous alterations. The current proposals include internal and external work that will better reveal the significance of this surviving timber framed dwelling. Following consultation with the Council's Conservation Officer, it is viewed that the comprehensive repairs are required to the surviving timber frame and agree to those described on the elevation drawings. The proposed extension would be a proportionate addition and resembles a traditional ancillary building that might be expected in this context. It will not conceal or obscure significant fabric or prevent an understanding or appreciation of the special interest of the listed building. It is considered that the proposals do not harm the special interest of the listed building.

The proposed alterations of the existing garage are also acceptable. The level of detail and information included in the application means detailed conditions are not necessary in this case.

It is considered that the proposal 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/25/0156
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Heritage	NONE	31.01.2025
Plans	Proposed Repairs	2406SN_R1_201 REV 000	31.01.2025
Floor plan	Existing and Proposed Garage	2406SN_R1_300 REV 000	31.01.2025
Elevation plan	Existing and Proposed Garage	2406SN_R1_301 REV 000	31.01.2025
Elevation plan	Existing and Proposed Garage	2406SN_R1_302 REV 000	31.01.2025
Materials	Proposed	2406SN_R1_400 REV 000	31.01.2025
Elevation & Floor plan	Garden Shed	2406SN_R1_500 REV 000	31.01.2025
Location plan		2406SN_R1_000 REV 000	31.01.2025
Block plan		2406SN_R1_001 REV 01	31.01.2025
Floor plan	Existing and Proposed Ground	2406SN_R1_100 REV 000	31.01.2025

Floor plan	Existing and Proposed First	2406SN_R1_101 REV 000	31.01.2025
Elevation plan	Existing and Proposed	2406SN_R1_102 REV 01	31.01.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.03.2025