Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1555
102 High Street, Billingshurst, West Sussex, RH14 9QS

DESCRIPTION:
Removal of existing plasterboard covering original fireplace in the master bedroom and installation of an original Victorian Iron Fire Surround and cover the existing hearth with ceramic tiles. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/2866	Removal of existing electric fireplace and fireplace surround. Installation of a wood burning stove in fireplace with installation of a flue in existing chimney. Creation of hearth immediately in front of the fireplace (Listed Building Consent).	Application Permitted on 06.05.2022

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

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

Billingshurst Neighbourhood Plan:
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

Billingshurst 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 Officer: No Objection: The replacement of the fireplace will be a beneficial alteration and will reinforce the special interest of the listed building. I am happy for consent to be granted.

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 from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application dwelling is designated as a Grade II Listed Building, with a number of Listed Buildings forming the northern section of the designated Conservation Area. The proposal entails the following works: -

- Removal of existing plasterboard covering original fireplace in the master bedroom
- Installation of an original Victorian iron fire surround
- Cover the existing hearth with ceramic tiles.

The proposal is considered to represent a beneficial change which would reinforce the special interest of the listed building. The proposal is therefore considered acceptable and in accordance with the above 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/24/1555

(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
Design & Access Statement	Heritage	NONE	07.10.2024
Floor plan	Existing	NONE	07.10.2024
Floor plan	Proposed	NONE	07.10.2024
Location plan		NONE	07.10.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 29.11.2024

Authorising Officer sign/initial Guy Everest Date: 02.12.2024