Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1610
75 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:

Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/1609	Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Householder)	Pending Consideration
DC/21/0381	Surgery to 1 x Silver Birch (Works to Trees in a Conservation Area).	Application Permitted on 29.03.2021
DC/21/2340	Fell x1 leylandii (Works to trees in Conservation Area)	Application Permitted on 11.11.2021
DC/24/1334	Removal of internal modern studwork walls. Roofing repairs, replacement of rooflight, damp and timber treatments and electrical rewiring (Listed Building Consent).	Application Permitted on 07.11.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Steyning Neighbourhood Plan 2019-2031:
Policy SNDP3 Contribution to character

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
No.75 is a handsome building illustrating an eighteenth century provincial classical style using local building materials of flint and brick. The proposals will not result in harm to the listed building. The rear extension is a modest addition and will not confuse an understanding of the historic special arrangement and the different use of these spaces.

The garden building and garage have no historic significance and their replacement is not contentious. The design of the new buildings is acceptable in this context and will not fail to preserve the character of the conservation area.

Parish Comments:

Steyning Parish Council raised no objection

Representations:

There were no responses received from neighbour consultation.

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 208 of the NPPF states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 213 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

75 High Street is grade II Listed Building, with the list description stating: -

Two parallel ranges. Two storeys. Three windows. Faced with knapped flints with red brick dressings, quoins and stringcourse, on a rough flint base. Wooden eaves cornice. Tile roof. Glazing bars intact on first floor only. Doorway up seven steps with rectangular fanlight and flat hood on brackets. North-west wall stuccoed on ground floor and tile-hung above.

It is noted that No.75 is a handsome building illustrating an eighteenth century provincial classical style using local building materials of flint and brick. The proposals will not result in harm to the listed building. The rear extension is a modest addition and will not confuse an understanding of the historic special arrangement and the different use of these spaces.

The garden building and garage have no historic significance and their replacement is not contentious. The design of the new buildings is acceptable in this context and will not fail to preserve the character of the conservation area.

The Council’s Conservation Officer has requested the roof details to be provided prior to the commencement of work which would be secured via condition. Officers are also concerned with regard to the materials proposed, and it is considered reasonable to impose a condition requiring the submission of materials and finishes.

Subject to such conditions, overall, 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 **Pre-Commencement (Slab Level) Condition**: Notwithstanding the details submitted, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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 1:5 fully describing:

Roof details including sections through:
- eaves
- verges
- junction with parapets

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/24/1610
(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

Elevation plan	Elevations	010	15.10.2024
Section plan	Section	011	15.10.2024
Location plan		NONE	15.10.2024
Site plan	Site Plan of Existing and Block Plan	2991/1	15.10.2024
Site plan	Proposed Site Plan	2991/2	15.10.2024
Floor plan	Proposed First Floor + Roof Plan and Proposed Ground Floor Plan	2991/3	15.10.2024
Elevation plan	Proposed Elevations	2991/4	15.10.2024
Elevation & Floor plan	Garden Room	2991/5	15.10.2024
Elevation & Floor plan	Replacement Garage	2991/6	15.10.2024
Details plan	Topographical Survey P1/3	001	15.10.2024
Details plan	Topographical Survey P3/3	003	15.10.2024
Floor plan	Basement Floor Plan	004	15.10.2024
Floor plan	Ground Floor Plan	005	15.10.2024
Floor plan	First Floor Plan	006	15.10.2024
Floor plan	Loft Plan	007	15.10.2024
Elevation plan	Elevations	008	15.10.2024
Elevation plan	Elevations	009	15.10.2024
Details plan	Topographical Survey P2/3	002	15.10.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 05.12.2024

Authorising Officer sign/initial Tamara Dale Date: 31.12.2024