Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1247
6 Margaret Cottages , Station Road, Cowfold, West Sussex, RH13 8DA

DESCRIPTION:

Blocking of internal window, replacement of decayed doors and reinstatement of fireplace. External and internal alterations and improvements. Landscape works to the front and rear of the property (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/2723	Minor external and internal alterations and repairs (Householder Application).	Application 27.01.2022	Permitted on
DC/21/2724	Minor external and internal alterations and repairs (Listed Building Consent).	Application 27.01.2022	Permitted on
DISC/22/0055	Approval of details reserved by condition 3 to approved application DC/21/2724	Application 15.06.2022	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations

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 Design and Conservation: No objection

The comprehensive heritage statement describes the significance of the listed building and the impact of the proposed works. The level of information provided by the applicant is sufficient to avoid detailed conditions.

Parish Comments:

Cowfold Parish Council supports this planning application in line with information provided in the Heritage Statement to further preserve a listed building within the core of the historic village of Cowfold.

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 for of development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF states that development is required to reinforce the special character of the District's historic environment through appropriate siting, scale, form, and design. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas. Development should also preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The application property is a Grade II listed and is an end (west) of terrace property (numbering 1-6), sitting within the village of Cowfold, and is situated on the southern side of Station Road, and the junction with the High Street and within a close group of listed buildings. The properties surround the grassed graveyard site of St Peters Church, which is Grade I Listed. Originally a single building used as the Poor House and later as the Workhouse for the parish, the property was constructed c.1630 and altered and extended during the late 1920s. The building sits within the wider setting of the Parish Church of St Peter (Listed Grade I) and within the boundaries of the Cowfold Conservation Area. The property forms an attractive group on this busy junction.

Margaret Cottages are six Grade II Listed Buildings listed on the 22.09.1959, described as:

Six almshouses. Late C17 building, restored in 1929. Red brick and grey headers. Stringcourse. Tiled roof. Casement windows, some with diamond- shaped panes. Two storeys and attic. Six windows. Four dormers.

The application seeks Listed Building Consent for the blocking of internal window, replacement of decayed doors and reinstatement of fireplace. External and internal alterations and improvements. Landscape works to the front and rear of the property. Listed Building Consent was granted in 2021 (under reference DC/21/2723 for minor external and internal alterations and repairs. This has not commenced due to a number of findings during the repair works. The current seeks to address these findings.

As with the existing Listed Building Consent, the proposal essentially amounts to works or repair and would not adversely impact on any historic fabric. The proposal would contribute toward a sensitive

refurbishment of the building which would contribute to its long-term maintenance and use as a dwellinghouse. Following consultation with the HDC Conservation Officer, it is considered that the submitted details are comprehensive and that the proposed alterations would be positive alterations which would have no adverse impact on the Grade II listed building or the wider conservation area, the character and appearance of which would be preserved.

The proposed blocking of internal window, replacement of decayed doors and reinstatement of fireplace. External and internal alterations and improvements. Landscape works to the front and rear of the property 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 approved proposed plans drawings numbered 2110MA_R0_200 R.0, 2110MA_R0_201 R.0, 2110MA_R0_202 R.0, 2110MA_R0_203 R.0, 2110MA_R0_204 R.0, 2110MA_R0_205 R.0, 2110MA_R0_206 R.0, 2110MA_R0_207 R.0, 2110MA_R0_208 R.0, 2110MA_R0_209 R.0, 2110MA_R0_300 R.0 received 19.08.2024.

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/24/1247

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Plan: Floor Details	2110MA_R0_207 R.0	19.09.2024
Details plan	Existing and Proposed Plans: Bedroom 1 Fireplace	2110MA_R0_206 R.0	19.09.2024
Details plan	Proposed Plans: Front and Rear Doors	2110MA_R0_205 R.0	19.09.2024
Elevation plan	Proposed Plans: South Elevation	2110MA_R0_204 R.0	19.09.2024
Elevation plan	Proposed Plans: North Elevation	2110MA_R0_203 R.0	19.09.2024
Elevation plan	Proposed Plan: North Elevation	2110MA_R0_202 R.0	19.09.2024

Floor plan	Proposed Plans: First Floor Plan	2110MA_R0_201 R.0	19.09.2024
Floor plan	Proposed Plan: Ground Floor Plan	2110MA_R0_200 R.0	19.09.2024
Elevation plan	Existing Plans: Elevations	2110MA_R0_101 R.0	19.09.2024
Floor plan	Existing Plans: Ground Floor Plan First Floor Plan	2110MA_R0_100 R.0	19.09.2024
Block plan	Block Plan	2110MA_R0_001 R.0	19.09.2024
Location plan	Location Plan	2110MA_R0_000 R.0	19.09.2024
Materials	Material Schedule	2110MA_R0_300 R.0	19.09.2024
Details plan	Landscape Plan and Detail	2110MA_R0_209 R.0	19.09.2024
Details plan	Proposed Plans: Well Details	2110MA_R0_208 R.0	19.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 08.10.2024

Authorising Officer sign/initial Tamara Dale Date: 14.10.2024