



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0017

Jubilee Hall, Church Street, Rudgwick, Horsham, West Sussex, RH12 3EA

### **DESCRIPTION:**

Replace and raise the roof over the lean-to annex on side elevation, to allow floor level to be raised to improve disabled access (Listed Building Consent)

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                    |                       |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| DC/26/0001 | Replace and raise the roof over the lean-to annex on side elevation, to allow floor level to be raised to improve disabled access (Full Planning). | Pending Consideration |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF):**

#### **Horsham District Planning Framework (2015):**

Policy 34- Cultural and Heritage Assets

#### **Neighbourhood Plan:**

The Rudgwick Neighbourhood Plan was formally made on 23 June 2021.

RNP6 – Materials

RNP7 – Architectural Style

RNP8 – Development Height

RNP9 – Street Scene

#### **Parish 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](http://www.horsham.gov.uk)

#### **Consultations:**

#### **HDC Conservation Officer: No Objection**

Jubilee Hall is an important part of Rudgwick's social history, originally built in 1863 by James Brady as a school room and later gifted to the parish in 1897 during Queen Victoria's Jubilee. The building is listed in its own right, lies within the Rudgwick Conservation Area, and sits adjacent to the listed Eames House. The proposed works would improve accessibility and allow more flexible use of the Hall and are not considered harmful to its special historic interest, with the lean-to remaining appropriately subservient. However, imitation slate would be unsuitable for the roof, and natural slate should be used instead; cast aluminium rainwater goods painted black are also recommended as a more sympathetic replacement for existing plastic fittings.

## **Re-consultation comments (received 17.02.2026): No Objection**

Satisfied with the details to be conditioned from a heritage perspective, with no pre commencement conditions required.

### Parish Comments:

#### **Rudgwick Parish Council: No Objection**

The Parish Council has long planned improvements to Jubilee Hall, which is widely used by community groups, particularly older and less mobile residents who attend the weekly Book Exchange, community hub activities, and the Games Hub. The hall also supports regular sessions for a church teenagers' group and a children's art and craft club, alongside other hirers. To enhance accessibility and facilities, the Council aims to upgrade the side annexe, encouraging wider use while making environmentally beneficial improvements. Acknowledging the Hall's listed status within the Conservation Area, the Council has already sought informal advice from the HDC Conservation team.

### 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

Policy 34 of the HDPF requires development to reinforce the special character of the historic environment through appropriate siting, scale, form and design, ensuring that proposals preserve locally distinctive building forms, their settings, features, fabric and materials.

Under the NPPF, great weight must be given to the conservation of designated heritage assets. Paragraph 202 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, with a level of detail proportionate to their importance, in order to understand the potential impact of proposals. The NPPF further makes clear that any harm to the significance of a designated heritage asset must be justified and weighed against the public benefits of the proposal, with decision-makers giving substantial weight to the conservation of such assets.

The site is subject to multiple heritage constraints: the building is listed, located within the Rudgwick Conservation Area, and lies adjacent to other listed assets. Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to preserving listed buildings and their settings and preserving or enhancing Conservation Areas.

The Council's Conservation Officer raises no objection, subject to conditions requiring natural slate and appropriate rainwater goods, the works are not considered to harm the building's special architectural or historic interest.

Overall, the proposal would not result in harm, in accordance with Policy 34 of the HDPF.

## **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 development shall be carried out in full accordance with the approved Schedule of Materials, including details of the new facing brick, which shall match the existing in respect of material, colour, texture, face bond, mortar mix, and jointing/pointing profile unless otherwise agreed in writing by the Local Planning Authority.

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 it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast aluminium painted black. Gutters shall be half round / ogee profile.

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.

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### **Plans list for: DC/26/0017**

Schedule of plans/documents **approved:**

| <b>Plan Type</b> | <b>Description</b>                  | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------|-------------------------------------|-----------------------|----------------------|
| Plans            | Proposed Elevations Materials Rev A | NONE                  | 16.02.2026           |
| Section plan     | Sectional Roof Details              | NONE                  | 16.02.2026           |
| Location plan    | O.S. Map                            | NONE                  | 02.01.2026           |
| Block plan       | Block Plans: Existing and Proposed  | NONE                  | 02.01.2026           |
| Elevation plan   | Existing Elevations                 | NONE                  | 02.01.2026           |
| Floor plan       | Existing Plans                      | NONE                  | 02.01.2026           |
| Elevation plan   | Proposed Elevations                 | NONE                  | 02.01.2026           |
| Roof plan        | Proposed Roof Plan                  | NONE                  | 02.01.2026           |

