



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2084

Holme Street House, Broomers Hill Lane, Pulborough, West Sussex, RH20 2DU

DESCRIPTION:

Internal alterations. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Pulborough Neighbourhood Parish:

The Pulborough Neighbourhood Plan has passed referendum and is due to be Made on 8 October 2025. The following policies are relevant to the current proposal: -

Policy 15: Design

Policy 16: Water Neutrality

Pulborough 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

Consultations:

HDC Conservation: No Objection, conditions recommended

Parish Comments:

Pulborough Parish Council: 'Members voted to support this application'

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."

Holme Street House is located to the west of Broomers Hill Lane in a rural location. The house is a Grade II listed building: C18. Two parallel ranges. Two storeys. Three windows. Ashlar. Front range has Horsham slab roof, back range tiled roof. Casement windows. Recessed doorway with door of six fielded panles, top two panels glazed.

Listed Building Consent is sought to make alterations to internal stud walling on the First Floor to extend bathroom space and to create a new adjacent shower room. The application has been consulted with HDC Conservation. The internal walls that bound the existing bathroom and airing cupboard appear not to be of historic significance physically or denoting a significant historic spatial arrangement. It is considered that altering this space and moving the stud walling will involve little structural intervention and will not result in harm to the special interest of the listed building, with conditions recommended as seen below.

The proposed internal alterations 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 Condition:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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/25/2084

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		1550 P 002	19.12.2025
Location plan		1550 P 000	12.12.2025
Floor plan	Existing and Proposed	1550 P 001	12.12.2025
Supporting Statement	Design and Heritage	NONE	12.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 10.02.2026