DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1592
Gatewick, Church Lane, Steyning, West Sussex, BN44 3RS

DESCRIPTION:
Replacement and restoration of the access points and gates to Gatewick House. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1591	Replacement and restoration of the access points and gates to Gatewick House. (Householder Application).	Pending Consideration

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

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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

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, condition recommended

NatureSpace (Great Crested Newts): No Objection

WSCC Highways: No Objection

Steyning Parish Council: 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 (2023) 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."

The application site is to the east side of Church Lane within the Steyning Conservation area. Gatewick House is a Grade II listed building, an outbuilding adjacent to the east and former gate structure south of the dwelling are also Grade II listed. The overall site covers approx. 6.5 acres of private grounds and the site lies immediately north of St Andrews Church (Grade I listed) and Old Priory (Grade II listed).

The site also includes formal gardens behind a tall flint wall and two adjacent residential cottages (The Cottage & The Barn) of which The Cottage is adjoined to the Main House. There are several small outbuildings of various construction to the east of the main house including garaging, loggia, workshop and wood stores.

Planning permission is sought to replace existing gates, at the boundaries and internally, which is to also improve access from the main road (Church Lane) and the gates leading to and from the adjacent church.

Gate 1 - Paddock Gate (access from Church Lane)
The existing timber gate which provides existing access from Church Lane will be replaced with a new automatic timber gate, which opens inwards, designated for services and emergency access only. There is an existing dropped curb to the highway at this location. The new proposed gate will be framed between brick walls with flint stone details to match the existing walled garden to maintain the historic appearance and character of the site.

Gate 2 - Main Entrance Gate (access from Church Lane)
The existing later addition late 20th century metal gate will be carefully removed and replaced with a new metal gate to complement the architectural style of Gatewick House and the metalwork at St. Andrew & St. Cuthman's Church. The proposed gate will have a minimum clear passage of 3.5 meters to ensure emergency vehicle access. For safety reasons, the proposal includes the addition of a proper pedestrian access point, which is currently absent. The wings of the gate will be subordinate to the central element, harmonising with the new metalwork and providing an entrance consistence with the status and significance of the house and gardens. The existing garden wall will be finished with traditional brick quoins to match the existing.

Gate 3A - Graveyard Gate to St. Andrew & St. Cuthman's Church (Adjacent to the Main Entrance Gate but Outside the Property Boundary).
It is important to note that this gate is outside of Gatewick House, but it is stated that the proposal has been agreed between the Applicant and the current vicar of St. Andrew & St. Cuthman's Church and who has been consulted with on this application. The current walkway is gateless and unlit, posing a safety hazard to public. The proposal is to introduce a period gateway arch with a lantern, designed to match the existing lantern by the church. The lantern, would operate with a sunlight sensor to facilitate safe access to the church during dark hours.

Gate 3B - Gatewick Meadow Gate to North Graveyard of St. Andrew & St. Cuthman's Church.
The existing gate is a later addition, consisting of a white-painted metal gate affixed to timber posts. The proposal is to replace it with a period-style gate and gateway arch, accompanied by a lantern matching the design by the church. The lantern will also operate with a sunlight sensor. The metalwork will mirror the shape of the proposed new Main Entrance gate and the clerestory window design of St. Andrew & St. Cuthman's Church, ensuring aesthetic harmony.

Gate 4 - Internal Garden Gate
Existing later addition metal gate to be removed and replaced. Existing opening to be enlarged to accommodate new double timber gate in character with the existing. The design will relate to the adjacent proposed timber gate to the paddock. The garden wall is to replicate brick quoins details to match existing.

Gate 5 – Internal Service Gate
New metal estate style gate in keeping with the character of the property is proposed to be installed between the Tractor barn and the Orchard barn.

The proposed gates and entrances are considered to be of a design, form and scale which is appropriate to the character and appearance of Grade II Listed 'Gatewick House', and which would not harm the character or appearance of the wider conservation area with conditions recommended. No arboricultural concerns are raised with the replacement of the main gated assess to the property, nor with the re-instatement of the secondary access. It is therefore considered that the proposed 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:** 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:

- Specification of new and repaired masonry, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 and 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/24/1592
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Gate 4	6506- PL 26	14.10.2024
Floor plan	Proposed Gate 5	6506- PL 27	14.10.2024
Elevation plan	Proposed Gate 3B	6506-PL 24	14.10.2024
Floor plan	Proposed Gate 4	6506-PL 25	14.10.2024
Elevation plan	Proposed Gate 3A	6506-PL 22	14.10.2024
Floor plan	Proposed Gate 3B	6506- PL 22	14.10.2024
Elevation plan	Proposed Gate 2	6506-PL 20	14.10.2024
Floor plan	Proposed Gate 3A	6506- PL 20	14.10.2024
Floor plan	Proposed Gate 2	6506-PL19	14.10.2024
Floor plan	Proposed Gate 1	6506- PL 17	14.10.2024
Elevation plan	Proposed Gate 1	6506- PL 17	14.10.2024
Elevation plan	Existing Gate 5	6506- PL 14	14.10.2024
Site plan		6506- PL 16	14.10.2024
Elevation plan	Existing Gate 4	6506- PL 12	14.10.2024
Floor plan	Existing Gate 5	6506- PL 13	14.10.2024
Floor plan	Existing Gate 4	6506- PL 11	14.10.2024
Floor plan	Existing Gate 3B	6506- PL 09	14.10.2024
Elevation plan	Existing Gate 3B	6506- PL 10	14.10.2024
Elevation plan	Existing Gate 3A	6506- PL 08	14.10.2024
Elevation plan	Existing Gate 2	6506-PL 06	14.10.2024
Floor plan	Existing Gate 3A	6506- PL 07	14.10.2024
Location plan		6506- PL 01	14.10.2024
Design & Access Statement	Heritage	PART 1 OF 2	14.10.2024
Design & Access Statement	Heritage	PART 2 OF 2	14.10.2024
Floor plan	Existing Gate 2	6506- PL 04	14.10.2024
Elevation plan	Existing Gate 2	6506-PL 05	14.10.2024
Floor plan	Existing Gate 1	6506- PL 02	14.10.2024
Elevation plan	Existing Gate 1	6506- PL 03	14.10.2024
Elevation plan	Proposed Gate 5	6506- PL 28	14.10.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	05.12.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	09.12.2024