Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/2321
Medlars, Swallows Lane, Dial Post, West Sussex, RH13 8NN

DESCRIPTION:

Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/23/2320	Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application)	Pending Consideration
DC/17/2612	Erection of single storey side/front extension to north-west elevation and installation of double glazed window to replace existing single glazed window. (Listed Building Consent)	Application Permitted on 15.01.2018
DC/17/2611	Erection of single storey side/front extension to north-west elevation and installation of double glazed window to replace existing single glazed window. (Householder Application)	Application Permitted on 15.01.2018
WG/19/51	Proposed repairs,alterations & additions (From old Planning History)	Application Permitted on 09.01.1952
WG/15/68	Bedroom & kitchen over existing kitchen Comment: + br (From old Planning History)	Application Permitted on 15.03.1968

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

West Grinstead Parish Neighbourhood Plan (2019-2031)

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

The timber framed cottage has undergone several phases of alteration and extension in the past. The most recent appear to have been undertaken in the mid-twentieth century and although the extensions are not sensitive, the “restoration” work may have saved the historic building from demolition. The cottage is one of the more poorly built seventeenth century timber framed buildings in the district and its position on the edge of the road suggests it may be a “squatters” cottage built on common land.

The proposed extensions will substantially enlarge the property, but satisfied the modest character of the historic core will remain recognisable. The existing rear two storey extension is harmful, and the proposed work will reverse this harm by placing a pitched roof over this rear pile. The two large rear wings have a modern aesthetic that contrasts with the vernacular form of the historic core. However, satisfied this will not result in harm and the appearance of the new extensions will reinforce their twenty first century construction. The internal alterations will allow the retention of the altered inglenook chimney breast and retain an ability to understand and appreciate the historic spatial arrangement.

Parish Comments:

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 199 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 200 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 should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Medlars is a detached dwelling located outside the built-up area in Dial Post on the south-west side of Swallows Lane. The dwelling benefits from a sizeable curtilage, with many trees and hedges along the boundary. Medlars is a Grade II listed building. The application dwelling has gone undergone several phases of alteration and extension in the past. The application seeks to part demolish the existing building and erect a two-storey side and single storey rear extensions. As well as replacement of the existing flat roof with pitched roof, removal of existing dormer window and installation of 1no rooflight, and re-roofing of the side porch and installation of new and replacement windows.

The application was amended following discussions with the HDC Conservation Officer. The proposed extensions will substantially enlarge the property, but the officer was satisfied that the modest character of the historic core would remain recognisable. The pitched roof proposed on the existing two-storey extension would reverse the harm it currently has. The two large wings have a modern aesthetic that contrasts the vernacular form of the historic core, but it is considered that this would not result in harm to the listed building. It is considered that the proposed extensions would not result in harm to the heritage of the listed building.

Recommendation: Application Permitted

Conditions:

2 **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.

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 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new clay tile roof junctions at ridge, hips, valleys, eaves, and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

5 **Regulatory Condition**: The new timber casement windows hereby permitted shall have casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

6 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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/23/2321
(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
Location & Site plan	Site Location Plan Site Plan	471_PL01 Rev 0	22.12.2023
Floor plan	Ground Floor Plan	0923-EA2-GF50-A2	22.12.2023
Floor plan	First Floor Plan	0923-EA2-FF50-A2	22.12.2023
Floor plan	Attic Floor Plan	0923-EA2-AP50-A2	22.12.2023
Elevation plan	Elevations	0923-EA2-E100-A2	22.12.2023
Floor plan	Proposed First Floor Plan	471_PL02 Rev A	04.03.2024
Roof plan	Proposed Roof Plan	471_PL03 Rev A	04.03.2024
Elevation plan	Proposed Elevations	471_PL04 Rev A	04.03.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.04.2024

Authorising Officer sign/initial Tamara Dale Date: 10.04.2024