DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1542
Tudor Cottage , Nuthurst Road, Maplehurst, West Sussex, RH13 6RD

DESCRIPTION:
Removal of the existing oil-fired boiler and oil tank and replacing with an Air Source Heat Pump (ASHP) supported by an array of Solar Panels and a Battery Storage arrangement. (Listed Building Consent).

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

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

Nuthurst Parish Neighbourhood Plan 2015-2031
Policy 10: Housing Design

Nuthurst 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 Design and Conservation: No objection

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 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."

Tudor Cottage is a Grade II Listed Building listed on the 28.11.1980, with the list description stating: -

C17 or earlier timber-framed cottage with plaster infilling, and curved braces on first floor. Hipped tiled roof. Casement windows. Two storeys. Three windows.

The application seeks listed building consent for removal of the existing oil-fired boiler and oil tank and their replacement with an Air Source Heat Pump (ASHP) supported by an array of Solar Panels and a Battery Storage arrangement.

It is considered that the proposed works would not draw undue attention and harm the special interest of the listed building. The cottage has been altered in the more recent past but remains recognisable as an ancient timber framed dwelling. The current proposals will not dilute an ability to understand and appreciate the special interest of the 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).

Plans list for: DC/24/1542

(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
Site plan		REV 2	15.10.2024
Elevation plan	South West and North East	REV 2	15.10.2024
Elevation plan	South East	REV 2	15.10.2024
Design & Access Statement		NONE	03.10.2024

Supporting Statement	Heritage	NONE	03.10.2024
Location plan		NONE	03.10.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 03.12.2024

Authorising Officer sign/initial Guy Everest Date: 10.12.2024