DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0550
Scrase House , Copperfield Manor, Manor Lane, Coolhurst, West Sussex, RH13 6PL

DESCRIPTION:

Replacement windows (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development
Policy HB4: Design of Development

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:

Historic England: No objection

HDC Design and Conservation: No objection

Parish Comments:

None received

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Paragraph 212 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 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."

Policy 34 of the Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Tudor Cottage is a Grade II Listed Building listed on the 28.11.1980, describe as:-

C17 and probably designed by P.F. Robinson. It originally adjoined a Lodge. Carriage gateway with wrought iron gates flanked by panelled stone piers surmounted by handstone termonals above the cornice consisting of 4 dolphins with a shell between them holding up a ball cap. Two round-headed pedestrian arches at an angle to this with imposts, keystones and cornices over. Stone wall at each side also at an angle.

The application seeks Listed Building Consent for the replacement of exiting windows. Following consultation with the Council's Conservation Officer, the single glazed Crittal windows fitted to the building appear to be older than the conversion and it is assumed they were fitted when the building was used as an educational institution in the mid-twentieth century. The Conservation Officer is satisfied the existing windows do not contribute to the special interest of the listed building, where the proposed replacement aluminium windows will give a similar appearance to the existing steel windows. The Officer is content the double glazing will not appear incongruous in this case, and no objection is raised.

The proposed works are therefore considered acceptable, subject to conditions, and would accord with the above policies.

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 received 01.04.2025.

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).

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/25/0550
(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
Block plan		NONE	14.05.2025
Location plan		NONE	14.05.2025
Supporting Docs	Style Sheet Design	NONE	07.04.2025
Supporting Docs	Window Survey	NONE	07.04.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.07.2025

Authorising Officer sign/initial Tamara Dale Date: 08.07.2025