Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1424
Old School House, Church Street, West Chiltington, West Sussex, RH20 2JW

DESCRIPTION:

Replace the casement windows with double glazed casement windows. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/18/0692	Internal works over ground and first floors including demolition and reinstatement of partition walls (Listed Building Consent)	Application Permitted on 03.07.2018
DC/18/1852	Repair the stone chimney to the front of the property (Listed Building Consent)	Application Returned
DC/20/0284	Demolition of existing garage and construction of a replacement garage. Refurbishment of the existing access driveway. (Householder)	Application Permitted on 08.04.2020
DC/20/0285	Demolition of existing garage and construction of a replacement garage. Refurbishment of the existing access driveway. (Listed Building Consent)	Application Permitted on 15.07.2020
DISC/21/0067	Approval of details reserved by condition 3 to approved DC/20/0284	Application Permitted on 22.04.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common 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

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

Paragraph 212 of the NPPF (2018) 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."

Old School House is a Grade II Listed Building dating back to the 1870s, formerly used as the village school and converted to residential use as a dwelling during the 1970s.

Listed Building Consent is sought to replace existing, rotting, single glazed casement windows (hardwood painted white) located on the front elevation (excluding two sash windows), and also the side windows of the dwelling to be replaced, plus a small window to the rear elevation which serves the main bedroom.

The replacement windows are 14mm double glazed casement units replicating the existing windows, fabricated in acetylated softwood timber ‘Accoya’, a highly sustainable wood that offers improved thermal properties and a 50-year anti-rot guarantee. The scale and proportions of the windows will be identical to those currently in place. They will be fully finished in factory-applied microporous white satin paint.

The HDC Conservation team have been consulted, the existing windows are relatively modern replacements fitted when the building was converted to a dwelling. It is considered that the proposed replacement windows and double glazed units will not draw undue attention and will not result in harm and the information submitted is considered sufficient to avoid detail conditions.

The proposed replacement windows 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Regulatory Condition:** The materials and finishes to be used in the development of the existing dwelling 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 the significance and visual amenity of the designated heritage asset and in accordance 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/24/1424
(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 plan	Location Plan	NONE	16.09.2024
Design & Access Statement	Design and Access Statement	NONE	16.09.2024
Supporting Statement	Heritage Statement	NONE	16.09.2024
Details plan	Existing Triple Casement Window	Page 1 of 5	04.11.2024
Details plan	Existing Double Casement Window	Page 2 of 5	04.11.2024
Details plan	Existing Quad Casement Window	Page 3 of 5	04.11.2024
Details plan	Existing Quad Casement Window	Page 4 of 5	04.11.2024
Details plan	Existing Double Casement Window	Page 5 of 5	04.11.2024
Details plan	Triple Casement Windows	Page 1 of 5	04.11.2024
Details plan	Double Casement Window	Page 2 of 5	04.11.2024
Details plan	Quad Casement Window	Page 3 of 5	04.11.2024
Details plan	Quad Casement Window	Page 4 of 5	04.11.2024
Details plan	Double Casement Window	Page 5 of 5	04.11.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.12.2024

Authorising Officer sign/initial Tamara Dale Date: 24.12.2024