Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1467
Chantry Mill , Chantry Lane, Storrington, West Sussex, RH20 4AB

DESCRIPTION:

Conversion of small existing brick stable building into Ancillary accommodation. Installation of new windows and doors and rainwater goods. Installation of water source heat pump. Repairs to roof and installation of 6 no. roof lights and photovoltaic panels. Installation of below ground rainwater harvesting tank and sewage treatment plant. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1466	Conversion of small existing brick stable building into Ancillary accommodation. Installation of new windows and doors and rainwater goods. Installation of water source heat pump. Repairs to roof and installation of 6 no. roof lights and photovoltaic panels to the roof of the stables. Installation of below ground rainwater harvesting tank and sewage treatment plant. (Householder Application).	Pending decision
DC/21/2270	Conversion of existing ground floor store rooms to living accommodation. Replace existing concrete floor. Install tanking insulation and screed with under floor heating, new drains under new floor to connect kitchen utility room and cloakroom to existing soil /vent pipe. Removal of existing closed step staircase and installation of new open tread staircase from ground floor to first floor. Installation to existing masonry external walls on the inside. Installation of new partition walls with pocket doors to form new bedroom, utility room and cloakroom. A new drain against the outside wall connected to the existing storm drain. Reinstate previous doorway between existing living accommodation and store room. Rehang existing double external doors to open out with new inward opening glazed doors. Restore existing windows install draft proofing and install secondary glazing (Householder Application).	Application Permitted on 08.12.2021
DC/21/2271	Conversion of existing ground floor store rooms to living accommodation. Replace existing concrete floor. Install tanking insulation and screed with under floor heating, new drains under new floor to connect kitchen utility room and cloakroom to existing soil /vent pipe. Removal of existing closed step staircase and installation of new open tread staircase from ground floor to first floor. Installation to existing masonry external walls on the inside. Installation of new partition walls with pocket doors to form new bedroom, utility room and cloakroom. A new drain against the outside wall connected to the existing storm drain. Reinstate previous doorway between existing living accommodation and store room. Rehang existing double external doors to open out with new inward opening glazed doors. Restore existing windows install draft proofing and install secondary glazing (Listed Building Consent).	Application Permitted on 08.12.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 14 Design

Parish Design Statement:
Storrington and Sullington 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:

Conservation Officer raised no objection.

Parish Comments:

Storrington and Sullington Parish Council raised no objection.

Representations:

There were no responses received from neighbour consultation.

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 “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 206 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Chantry Mill is a grade II Listed Building, with the list description stating: -

‘*L-shaped block comprising the mill and mill-house. Both C18. Two storeys. Tiled roof. West wing was the mill-home. Three windows. Faced with Roman cement. Glazing bars intact. Mill building set back to south-east. Stone rubble and flints. Casement windows*.’

The application seeks listed building consent for the conversion of a small existing brick stable building into ancillary accommodation. The installation of new windows and doors and rainwater goods. The repairs to roof and installation of 6 no. roof lights and photovoltaic panels. The installation of below ground rainwater harvesting tank and sewage treatment plant.

During the course of this application the scheme has been amended by removing the proposed installation of water source heat pump.

In principle, there is no objection to the conversion of this curtilage listed building into ancillary accommodation. It is acknowledged that the building has been altered over time, although it has retained its functional character and a sensitive use would enable its long term maintenance. Following consultation with the Council's Conservation Officer it is considered that the proposed work subject to conditions would not harm the significance of this building or detract from an understanding of its relationship with the principal building, and wider setting.

The proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies. The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 other than opening 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:

a) Drawings to a scale not smaller than 1:5 fully describing:
   i) new/and/or/replacement windows, external doors, rooflights.
   These drawings must show:
   - materials
   - decorative/protective finish
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, etc
   - method of opening
   - method of glazing

b) Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

c) Samples or specifications of external materials and surface finishes including the photovoltaic panels.

d) Specification and/or drawings fully describing the formation of new internal walls, ceilings and flooring.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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 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/24/1467

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Plans and Elevations (Barn) As Proposed	2.02 REV C	14.11.2024
Location & Block plan	Location and Block Plan As Existing	1.01 REV A	16.10.2024
Plans	Topographic Survey As Existing	1.02	23.09.2024
Elevation & Floor plan	Plans and Elevations (Barn) As Existing	1.04	23.09.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.11.2024

Authorising Officer sign/initial Tamara Dale Date: 18.11.2024