



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2145

Willow Cottage, North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:

Addition of white cedar lap fibre cement lap cladding along the boundary elevation of the proposed extension. An additional rainwater downpipe at the rear of the proposed extension. Installation of bathroom extraction through roof via tile vent. Details of timber frame (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0471	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)	Application Permitted on 20.05.2025
DC/25/0472	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Listed Building Consent)	Application Permitted on 20.05.2025
DC/25/2122	Non Material Amendment to previously approved application DC/25/0471 (Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations) for alternative cladding along the boundary and rear elevations (to replace timber cladding), additional rainwater downpipe at the rear of extension, and bathroom extraction fan to go through roof via tile vent rather than through wall.	Application Permitted on 15.01.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Forum

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:

HDC Conservation Officer: No objection. The revisions to the previously consented proposal will not harm the listed building. The additional timber frame detailed plan is sufficient.

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

HE6 (1) of the NPPF states that "when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)". HE4 (2) of the NPPF states that "any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification".

Willow Cottage is a semi-detached two-storey Grade II listed property, attached to Beaulieu Cottage to the north also being Grade II listed. The front elevation ground floor is white-painted brick with white-painted timber weatherboarding above. The side and rear elevations are a mixture of brick and timber weatherboarding although these sections are not painted. The roof of the building has sections of Horsham slabs and a tiled section at the southwest. Casement windows and a projecting porch of white painted brick with clay led roof. On the south side of the main building, positioned against the site boundary is a garage outbuilding from the 20th century. The garage has a dual-pitched roof with felt covering and the walls are of blockwork construction. The garage is in poor condition and detracts from the main house.

The application essentially seeks listed building consent for a series of amendments to DC/25/0472, which granted consent for 'demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations'. The amendments entail changes to cladding, a downpipe and roof-tile extractor vent together with details of the timber frame (which were previously reserved by condition).

The works relate entirely to the modern extension, meaning no original listed material is altered or removed. The works are considered modest and visually discreet and would ensure that the historic significance of the cottage is preserved, with the use of white cedar lap fibre cement lap cladding in place of timber cladding considered to preserve the historic interest of the Grade II Listed Building.

The works are therefore considered acceptable, subject to conditions to ensure appropriate detailing, and in accordance with the above 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.

Plans list for: DC/25/2145

(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		01	22.12.2025
Elevation plan	Existing	03	22.12.2025
Floor plan	Existing and Roof	02	22.12.2025
Elevation plan	Proposed Front and Rear	07 REV A	22.12.2025
Floor plan	Proposed Ground	04 REV A	22.12.2025
Elevation plan	Proposed North and South	08 REV A	22.12.2025
Roof plan	Proposed	06 REV A	22.12.2025
Section plan	Proposed AA, BB, CC and Existing CC	09 REV A	22.12.2025
Photos	Montage	NONE	22.12.2025
Location plan		00	22.12.2025
Design & Access Statement	and Heritage	NONE	22.12.2025
Details plan	Timber frame details	01	28.07.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/08/2026

Authorising Officer sign/initial Guy Everest Date: 19.08.2026