DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0738
Tall Chimneys , High Street, Upper Beeding, West Sussex, BN44 3WN

DESCRIPTION:
Replacement rear windows and rear door and remedial works to west elevation (Listed Building Consent)

RELEVANT PLANNING HISTORY:

UB/65/03	Replacement windows Site: Tall Chimneys High Street Upper Beeding	Application Permitted on 15.10.2003
UB/27/01	Single-storey rear extension Site: Tall Chimneys High Street Upper Beeding	Application Permitted on 23.05.2001
UB/26/01	Single-storey rear extension Site: Tall Chimneys High Street Upper Beeding	Application Permitted on 23.05.2001

RELEVANT PLANNING POLICIES
National Planning Policy Framework (NPPF)

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

Upper Beeding Parish Neighbourhood Plan (UBPNP) 2018-2031:
Policy 8 - Design Standards for New 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: The proposed alterations are acceptable and will not harm the special interest of the listed building.

Parish Comments:
No objections

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 "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, sustain and protect the cultural and 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. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy 8 of UBPNP states that the scale, density, massing, height, layout, materials and landscaping of new development should be aware of the surrounding area. Development will be supported where the Parish Design Statement is reflected in a proposals and takes into account the vernacular and character of Upper Beeding Parish.

This application is for the Replacement rear windows and rear door and remedial works to the western elevation at Tall Chimneys, a Grade II Listed Building described in the list description as "... early C19. Two storeys. Two windows. Painted brick. Sash windows with glazing bars intact. Group value".

The existing windows, to the rear of the building, are showing signs of deterioration and there is no objection to their replacements, which would reflect the existing and therefore preserve the character and appearance of the listed building. There is sufficient detail in the application such that no further information, through conditions, is necessary.

The remedial works mainly comprise minor works of repair which represent necessary maintenance to safeguard the future of the listed building. The application is accompanied by sufficient detail to demonstrate the detailing of these works is appropriate to the building.

It is considered that the proposed would not result in any adverse impacts to the significance or historic interest of Tall Chimneys, 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 **Regulatory Condition**: The materials and finishes of the works hereby permitted shall take place as detailed within the application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

Plans list for: DC/24/0738
(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		A000	13.05.2024
Design & Access Statement		NONE	13.05.2024
Supporting Statement	Heritage	NONE	13.05.2024
Floor plan	Proposed	A110	13.05.2024
Elevation plan	Existing	A200	13.05.2024
Elevation plan	Proposed	A210	13.05.2024
Details plan		A500	13.05.2024
Details plan		A501	13.05.2024
Floor plan		A100	13.05.2024
Supporting Docs	Application Form	NONE	13.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 05/07/2024

Authorising Officer sign/initial Guy Everest Date: 08.07.2024