Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1031
Dolphin Cottage, 14 Brewers Yard, Storrington, West Sussex, RH20 4DN

DESCRIPTION:
Replacement of existing windows with new ones (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1030	Replacement of existing windows with new ones (Householder Application)	Application Permitted on 21.10.2024
DC/23/2016	Replacement of 6 windows	Application Returned on 13.03.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

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 Design and Conservation Officer: No Objection

Parish Comments:
Comment received stated: 'Neutral'

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 (2023) 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 194 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."

Dolphin Cottage, 14 Brewers Yard, is a Grade II listed dwelling which forms an end of terrace of 5 attached dwellings, located in the Storrington Conservation area. Replacement like for like windows are proposed.

The application has been consulted with HDC Conservation Team. The existing windows appear to have been fitted when the building was converted to residential use. They are not of historic significance and their removal is not contentious. The proposed windows with double glazed units are considered will not harm the special interest of the listed building with the recommended conditions as seen below.

The proposed replacement windows with recommended conditions 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 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 new windows fitted in the property hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass. The double glazing shall be no greater than 20mm in thickness.

Reason: 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).

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/24/1031
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	08.07.2024
Location plan		NONE	08.08.2024
Elevation plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Section plan		NONE	09.07.2024
Block plan		NONE	08.08.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 21.10.2024