HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	White Horse Inn, Mare Hill Road, Pulborough
DESCRIPTION:	Replacement of kitchen plant and installation of chimney flue
REFERENCE:	DC/26/1509
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The White Horse Inn is an interesting building, whose former uses can be traced in its frontage. The building provides evidence of the interaction of trades to support the local community, with the property used as a butchers shop as well as a pub.

The building is currently empty and is showing signs of disrepair including broken windows due to vandalism and an overgrown garden. The proposal seeks to improve the kitchen facilities in the building to enable the pub to be reopened and to restore its reputation as food led destination. As part of the justification of the scheme the agent notes that the pub was opened for drinks only but had to close due to lack of footfall.

The current application would replace the existing external ductwork on the side elevation of the property which is a benefit of the scheme, and utilise a first floor room with the extract running through the first floor and its ceiling, and then exiting into a large flue in the northern elevation.

Whilst the rationale behind the scheme is understood, the size of the flue would result in a large, industrial addition to the building which would cause harm to its significance. This harm should be weighed against any public benefits resulting from the proposal as

set out in Policy HE6: 4 of the NPPF. Important public benefits can include securing the long-term reuse of a vacant or underused listed building. If it is considered that these benefits outweigh the harm I would request further information relating to possible mitigation options for example including boxing in of the flue, or hand painting to reduce its visual impact.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	09.11.2026