Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1987
Bucks Cottage, Tismans Common, Rudgwick, West Sussex, RH12 3BJ

DESCRIPTION:
Removal of existing dilapidated wire fencing and erection of matching post and wire fencing (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1986	Removal of existing dilapidated wire fencing and erection of matching post and wire fencing (Householder)	Pending Consideration

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

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

Rudgwick Neighbourhood Plan:
RNP6 – Materials
RNP9 – Street Scene
RNP17 – Green Infrastructure & Trees

Rudgwick 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:
HDC Conservation: (*Initial Comments – 08.01.2025*) No Objection. The proposal is agreeable and not an unexpected boundary treatment in this location. The plans do not indicate whether the intention is to retain the natural boundary, and as there will be some potential for the wall to be a conspicuous feature in the streetscape and at the determinantal to the rural character of the lane, conditions are recommended.

(Further Comments – 08.07.2025) No objection.

Parish Comments:
No Objection, supports the view of HDC's Conservation Officer, in that conditions should be attached to an approval to protect the streetscape and rural character of the area.

Representations:

One representation received raising no objections, agreeing with HDC's Conservation Officer that conditions should be attached to an approval to protect the rural street scene.

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 213 of the NPPF 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 214 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."

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

This application relates to the Grade II Listed building, Bucks Cottage, which is listed for its special architectural interest. The property is situated outside the built-up area boundary and therefore within a countryside location.

The application originally sought consent for alterations to the western boundary, replacing the existing wire fencing with a new boundary wall. Following advice from HDC's Landscape and Arboricultural Officers, the applicant commissioned an Arboricultural report relating to how the proposals would impact the existing vegetation and Oak Tree, which is located outside the property's boundary. Following discussions between the applicant, their building contractor and their Arboricultural consultant, it was determined that a wall could not be constructed without impacting the roots of the Oak Tree and removal of vegetation on the boundary. Following this advice, amended plans were received omitting a replacement boundary wall and seeking permission instead for removal of the existing dilapidated wire fencing and for the erection of matching post and wire fencing.

The revisions to the scheme, to replace the previously proposed wall with a fence, has resolved concerns relating to the impact on existing important planting, and there are no concerns in this regard. The land levels on this western boundary differ, but at its highest point, the fence would be approximately 1.8 metres in height from ground level. The support statement, namely, the revised 'Heritage Statement', details that the existing fence has become dilapidated, witnessed by the officer during a site visit, and with a need to provide security, the proposals seek to remove this fence and erect a new fence, matching the existing. The revised 'Heritage Statement' and 'Proposed Site Plan' demonstrate that the fence will be entirely concealed by the existing planting from the roadside and within the site itself, which this not having to be removed to facilitate the development, and the proposal will not therefore result in any adverse impacts on the setting of the listed building, the historic interest of which would be preserved, 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 to be used in the development hereby permitted shall strictly accord with those indicated on the 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 34 of the Horsham District Planning Framework (2015).

Plans list for: DC/24/1987
(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
Site plan	Existing Site Plan	2.01A	14.02.2025
Location & Block plan	Location & Block Plan	1.01	23.12.2024
Supporting Statement	Heritage Statement	Rev A	26.06.2025
Site plan	Proposed Site Plan	2.02 A	20.06.2025
Elevation plan	Existing and Proposed Elevations	2.03	20.06.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 14/07/2025

Authorising Officer sign/initial Guy Everest Date: 14.07.2025