Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0531
Old Farm Cottage, Staplefields, Horsham Road, Steyning, West Sussex, BN44 3AA

DESCRIPTION:

Part demolition of existing south side extension and cat slide roof, erection of a single storey extension and partial replacement of roof. (Resubmission of a previously approved expired approval DC/20/0156 and DC/20/0155). (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/0155	Part-demolition of existing extension and cat slide roof (south side), erection of a single storey extension, partial replacement of roof and retrospective approval sought for the internal additions to the ground and first floor (Householder)	Application Permitted on 23.03.2020
DC/20/0156	Part-demolition of existing extension and cat slide roof (south side), erection of a single storey extension, partial replacement of roof and retrospective approval sought for the internal additions to the ground and first floor (Listed Building Consent)	Application Permitted on 23.03.2020
DC/20/0162	Erection of a garden room in the curtilage of the listed building (Householder)	Application Permitted on 24.03.2020
DC/25/0530	Part demolition of existing south side extension and cat slide roof, erection of a single storey extension and partial replacement of roof. (Resubmission of a previously approved expired approval DC/20/0156 and DC/20/0155). (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Steyning Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNDP3 – Contribution to Character

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:

Horsham District Council - Conservation:
Horsham District Council's Conservation Officer commented:

Provided that the plans submitted are the same as those considered under reference DC/20/0156 and DC/20/0155 the heritage comments made at that time would remain extant, including the suggested conditions.

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

This application is for Part demolition of existing south side extension and cat slide roof, erection of a single storey extension and partial replacement of roof. (Resubmission of a previously approved expired approval DC/20/0156 and DC/20/0155). (Listed Building Consent) at Old Farm Cottage, Staplefields, Horsham Road, Steyning, West Sussex. Staplefields is a Grade II Listed Building (indexed 1955) described by Historic England as: “Irregular-shaped house of several periods. North-south wing C17 or earlier timber-framed with red brick infilling and casement windows. Two storeys. Three windows. The square south-east wing, which has a higher elevation, is C18. Grey headers on a red brick base with brick quoins, stringcourse and panels between the windows. Wooden eaves cornice. Sash windows with glazing bars intact. Two storeys. Two windows. Horsham slab roof to both wings, but replaced with tiles in places. Large modern L-wing to north-east”.

This application is a resubmission of an earlier application under DC/20/0156 (Part-demolition of existing extension and cat slide roof (south side), erection of a single storey extension, partial replacement of roof and retrospective approval sought for the internal additions to the ground and first floor (Listed Building Consent). The policy context for this application remains the same as previous.

Section 16, Paragraph 208 of the NPPF (2024) states that “[l]ocal planning authorities 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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”.

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.

As with DC/20/0156 “Old Farm Cottage forms one part of a larger building with the earliest portion comprising the wing that runs north to south which is considered to be sixteenth century in date. It has

been altered, probably in the early twentieth century but remains clearly identifiable as an ancient building. The part of Old Farm Cottage with the higher ridge running perpendicular to this wing is suggested as eighteenth century in the list description. It does appear as a later addition to the original part of the house. The early edition O.S. maps show the missing end of this eighteenth century wing surviving to at least 1909. The appearance of Staplefields Farm suggests that this was added in the 1920s. The Wealden Buildings Study Group may have undertaken a historical survey of the house and this would be a useful document to include as an appendix to any heritage statement to accompany the listed building consent and planning applications"

"The proposal would involve the partial demolition of an existing extension and cat slide roof on the southern elevation of the building and erection of a larger replacement single storey extension and partial replacement of roof. The proposed extension would incorporate a pitched roof with a catslide slope to the eastern elevation. The proposed extension would incorporate a contemporary appearance, with brickwork and timber cladding to the external walls, a slate tiled roof and a considerable degree of glazing within the walls of the extension"

"The proposal to extend Old Farm Cottage with a single storey extension on its southern end is considered to be agreeable in principle. The division of the property and the substantial extension forming the majority of Staplefields Farm confuses the hierarchy of historic significance and a further extension on the southern end would bookend the most historically significant portion of the two dwellings. However, it is considered that the proposal comprises a comfortable and proportionate extension that would not appear as an unexpected addition, integrating with the ancient building as part of the whole. The contemporary approach is considered appropriate in this instance and would respect the traditional form, design and appearance of the heritage asset."

"The modern appearance of the proposed extension is not considered to be incongruous in this position at the end of the building. The historic gable end wall has already been removed on the ground floor and therefore no additional historic fabric would need be removed on the first floor of the building. The proposed internal walls that have been installed to create the ground floor bathroom and ensuite first floor bathroom have not caused any harm to the historic fabric of the listed building"

As the policy context and scope of works remains the same between this and the previous application, it is considered proposal abides by the policies laid out above.

Conclusion

The proposal would not have any adverse impact on the significance of the listed building, and is considered to preserve the historic interest and significance of the Listed Building and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

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 **Pre-Commencement Condition**: Prior to relevant work begins, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

a) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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).

3 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing new windows and external doors. These drawings must show:

- Materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, etc
- method of opening
- method of glazing

Reason: As this matter is fundamental 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).

4 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, hogs back or half round ridge tiles.

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).

5 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

6 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

NOTE TO APPLICANT

Before any roofing work begin on site, the person(s) responsible for supervising the roofing works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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/25/0531
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	H-18076-P-012	31.03.2025
Floor plan	Proposed Floor Plans	H-18076-P-011	31.03.2025
Site plan	Proposed Site and Roof Plan	H-18076-P-010	31.03.2025
Location & Block plan	Location and Block Plan	H-18076-E-001	31.03.2025
Elevation plan	Existing Elevations	H-18076-E-004	31.03.2025
Floor plan	Existing Floor Plans	H-18076-E-003	31.03.2025
Section plan	Existing Sections	H-18076-E-005	31.03.2025
Site plan	Existing Site and Roof Plan	H-18076-E-002	31.03.2025

DELEGATED

Case Officer sign/initial J.Burrowes Date: 23/05/2025

Authorising Officer sign/initial TDale Date: 18/09/2025