Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1847
The Old Cottage, Andrews Hill, Billingshurst, West Sussex, RH14 9JS

DESCRIPTION:

Removal of the existing external oil-fired boiler and replace with an air source heat hump. Removal of first floor bathroom and addition of first floor toilet. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/2246	Demolition of existing rear extension and erection of a part two-storey, part single storey rear and side extension (Householder Application).	Application Permitted on 19.05.2023
DC/22/2249	Demolition of existing rear extension and erection of a part two-storey, part single storey rear and side extension (Listed Building Consent).	Application Permitted on 19.05.2023
DC/23/1742	Amendment to DC/22/2249 (Demolition of existing rear extension and erection of a part two-storey, part single storey rear and side extension (Listed Building Consent) Rearrangement to internal spaces and alterations to fenestrations. (Listed Building Consent)	Application Permitted on 11.03.2024
DC/23/2268	Variation of Condition 1 of previously approved application DC/22/2246 (Demolition of existing rear extension and erection of a part two-storey, part single storey rear and side extension (Householder Application)) Rearrangement to internal spaces and alterations to fenestrations.	Application Permitted on 11.03.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Billingshurst Neighbourhood Plan
Policy Bill 2: Housing Design and Character

Billingshurst 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 and Heritage Officer: No Objection

The removal of the oil tank will benefit the listed building, and welcome this proposal. The alternative air source heat pump will not be a conspicuous piece of equipment and will not harm the special interest of

the listed building. The revised internal and external changes to the new extensions will not affect the special interest of the listed building.

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

The application has been assessed based on the submitted details, together with the planning history of the site and adjoining properties, and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Paragraph 212 of the NPPF (2021) 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 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy Bill 2: Housing Design and Character of the Billingshurst Neighbourhood Plan states that development should be guided by the Billingshurst Parish Design Statement. The Design statement states that – "Alterations and extensions should be in keeping with the design of the house being amended and neighbouring houses".

The application relates to a Grade II Listed, The Old Cottage is located to the north of Billingshurst bounded on one side by the A29, Stane Street, outside the built-up boundary of Billingshurst. The site residential curtilage is approximately 3720 metre per square. The Old Cottage is a detached two storey

dwelling set in the north-western corner of the site together with a detached garage. From the planning history of the site the property has undergone previous alterations and additions, with a large single-storey flat roofed projection attached to the rear of the historic core. The site benefits from a substantial front and rear garden area. The site is surrounded by sporadic development mainly to the south-east, consisting of a mixture of residential properties.

The application seeks consent for the following:

- Removal of the existing external oil-fired boiler and replace with an air source heat pump.
- Removal of first floor bathroom and addition of first floor toilet.

Following consultation with the Design and Conservation Officer, the alternative air source heat pump will not be a conspicuous piece of equipment and will not harm the special interest of the listed building. The revised layout will not affect the special interest of the listed building. It is therefore considered that the nature and extent of the above works would not have any adverse impact on the special interest of the historic core of the listed building, in accordance with the above polices.

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 air source heat pump hereby permitted shall strictly accord with the details submitted and approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the historic significance and visual amenity of the Listed Building and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised that planning permission is required for the installation of an Air Source Heat Pump within the curtilage of a Listed Building. It is advised that a planning application be submitted for this part of the scheme.

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/24/1847
(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
Elevation & Floor plan	Proposals - Ground Floor,	2795/30 Rev G	28.11.2024

	Elevations		
Elevation & Floor plan	Proposals - First Floor, Elevations	2795/31 Rev H	28.11.2024
Location & Block plan	Site and Location Plans	2795/01 Rev H	28.11.2024
Supporting Docs	Aerona 290 5th Generation Heat Pump Details	NONE	28.11.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.02.2024

Authorising Officer sign/initial Tamara Dale Date: 03.02.2025