DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1795
Woes Cottage, Church Street, Rudgwick, Horsham, West Sussex, RH12 3EA

DESCRIPTION:
Replacement of rear patio doors and kitchen window (Listed Building Consent)

RELEVANT PLANNING HISTORY:

RW/57/90	Single storey extension with replacement garage	Application Permitted on 07.11.1990

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

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

Rudgwick Neighbourhood Development Plan to 2031:
RNP6 – Materials
RNP7 – Architectual Style
RNP9 – Street Scene

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 Officer: No Objection, no detailed conditions are required.

Archaeology Consultant: No Objection

Parish Comments:
No Objection providing the HDC Heritage and Conservation Officer is satisfied that that proposed works will not adversely affect the listed building

Representations:
One representation was received raising no objection, subject to the heritage officer having examined it carefully, but concerned that the application is not very professional for a Listed building in a sensitive location within the Conservation Area.

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 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 for of development within its setting), should require clear and convincing justification."

Woes Cottage is a Grade II listed building to the western side of Church Street within the Rudgwick Conservation Area. The building was erected in the late 1300s and is an early example of an open hall house. The upper elevation is hung with dark tiles with timbering visible to the north below the tile hanging. The original cottage is now divided into two properties with further extensions to both parts.

Listed Building Consent is sought to replace the existing rear patio doors and a kitchen window. The alteration is located within a non-original ground floor rear extension and there is no objection in principle to the proposal which would not result in the loss of any important historic fabric. The replacement aluminium doors are considered to be in keeping with their siting within the building, with the detailing of the flush casement replacement window similarly considered acceptable. It is considered that the proposed works are acceptable and 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 materials and finishes of the development hereby permitted shall strictly accord with those indicated on the approved plans and details.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Plans list for: DC/23/1795

(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
Details plan	Windows - Existing	NONE	20.12.2023
Elevation plan	Elevation & Details Plan - Revised	NONE	12.02.2024
Location plan	Location Plan	NONE	26.09.2023
Block plan		NONE	26.09.2023
Floor plan	Proposed Floor Plan	NONE	26.09.2023
Floor plan		NONE	26.09.2023
Supporting Docs	Application Form	NONE	26.09.2023
Photos	Existing Patio Doors	NONE	26.09.2023
Photos	Rear of house	NONE	26.09.2023

DELEGATED

Case Officer sign/initial Steve Astles Date: 14.02.2024

Authorising Officer sign/initial Guy Everest Date: 19.02.2024