DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0712
Hook Farm , North Lane, Ashington, West Sussex, RH20 3AU

DESCRIPTION:
Erection of a porch, and installation of new entrance door and internal alterations (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0711	Erection of a porch, and installation of new entrance door and internal alterations (Householder Application)	Under Consideration

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

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

Neighbourhood Plan:
Wiston have chosen not to pursue a Neighbourhood Plan.

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 Design and Conservation: No objection

Parish Comments:
None received

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

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."

Policy 34 of the Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Hook Farmhouse is located in countryside east of Ashington, the nearest settlement. It comprises a much extended outlying estate farmhouse, the original section of which dates to the late C16 or early C17 and subsequently extended by way of a cross wing in the early C19 and further altered, extended and renovated after 1984. Prior to the restoration and extension in the 1980's the property was derelict. Hook Farmhouse is located in a large site comprising gardens that surround the house, paddocks, a ménage and a number of single storey outbuildings. Access to the property is via a long private access road.

Hook Farm is a Grade II Listed Building listed on the 09.05.1980, described as:

FARMHOUSE. LATER C16 WITH C19 NORTH WING. TIMBER-FRAMED AND CLAD IN BRICK TO SOUTH AND EAST WITH PLAIN AND FISHSCALE TILE-HANGING TO WEST AND SOME EXPOSED FRAMING TO NORTH. NORTH WING OF RENDERED BRICK. PLAIN TILED ROOF, HIPPED WITH GABLET TO EAST, HALF-HIPPED TO WEST. RIDGE STACK OFF-CENTRE TO EAST ON SOUTH RIDGE, END STACK ON NORH WING. FORMER BAFFLE ENTRY PLAN TO SOUTH WING. 2 STOREYS. SOUTH FRONT: IRREGULAR FENESTRATION OF 3 WINDOWS ON 1ST FLOOR AND 2 ON GROUND FLOOR. ENTRANCE IN RE-ENTRANT ANGLE BETWEEN WINGS ON NORTH-EAST SIDE CATSLIDE EXTENSION ON EAST END OF SOUTH WING.

The application seeks listed building consent for the erection of a porch, and installation of new entrance door and internal alterations.

The proposed porch is considered to be a coherent and sympathetic addition, and is considered to be of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling. The minor internal alterations are considered to be relatively modest and would not adversely affect the historic layout or proportions of the listed building. The installation of a new entrance door is considered acceptable and would not affect the character or appearance to the exterior of the listed building. The proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/24/0712
(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
Location & Block plan	Existing and proposed	1858/24/P/01	07.05.2024
Floor plan	Existing ground floor plan	1858/24/P/07	07.05.2024
Floor plan	Existing first floor plan	1858/24/P/08	07.05.2024
Elevation plan	Existing elevations	1858/24/P/09	07.05.2024
Elevation plan	Existing elevations	1858/24/P/10	07.05.2024
Elevation plan	Existing elevations	1858/24/P/11	07.05.2024
Section plan	Existing section	1858/24/P/12	07.05.2024
Floor plan	Proposed ground floor	1858/24/P/02	07.05.2024
Floor plan	Proposed first floor plan	1585/24/P/03	07.05.2024
Elevation plan	Proposed north east elevation	1858/24/P/04	07.05.2024
Elevation plan	Proposed elevation	1858/24/P/05	07.05.2024
Photos	Photo	1858/24/P/06	07.05.2024
Photos	Photo	1858/24/P/13	07.05.2024
Elevation plan	Proposed porch and entrance door	1858/24/P/14	07.05.2024
Photos	Photo	1858/24/P/15	07.05.2024
Photos	Photo	1858/24/P/16	07.05.2024
Design & Access Statement	Design and Access Statement		07.05.2024
Supporting Statement	Heritage Statement		07.05.2024
Supporting Docs	Application Form		07.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 24.06.2024

Authorising Officer sign/initial Guy Everest Date: 02.07.2024