Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0542
Middle Barn Farm , Coombelands Lane, Pulborough, West Sussex, RH20 1AG

DESCRIPTION:
Creation of two apertures in the courtyard facing elevation and the introduction of two patio style sliding glass doors, replacement of 3no. stable doors with fixed glazed window and existing garage door to be infilled with existing stonework to match and internal reconfigurations to create an open plan area for ancillary purposes (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/18/0984	Replacement of roof tiles (Listed Building Consent).	Application Permitted on 21.06.2018
DC/18/2246	Replacement of boundary wall and gates. (Householder)	Application Permitted on 11.01.2019
DC/18/2247	Replacement of boundary wall and gates. (Listed Building)	Application Permitted on 11.01.2019
DC/18/2340	Equestrian Development for personal use comprising of a partially submerged barn for stables, feed store and machinery; outdoor school and horse exerciser. Creation of an earth bund; associated hardstanding and retrospective consent for resurfacing an existing access	Application Refused on 15.02.2019
DC/19/0807	Non Material amendment to previously approved application DC/18/2246 (Replacement of boundary wall and gates). Relating to realignment of southern section of wall.	Application Permitted on 08.05.2019
DC/19/1860	Equestrian Development for personal use comprising of a partially submerged barn for stables, feed store and machinery; outdoor school, horse exerciser and associated hardstanding. Retrospective consent for resurfacing an existing access	Application Permitted on 29.01.2020
DISC/21/0037	Approval of details reserved by conditions 3 and 4 to approved application DC/19/1860	Application Permitted on 08.03.2021
DISC/21/0098	Approval of details reserved by condition 5 to approved application DC/19/1860	Application Permitted on 09.06.2021
DC/22/1176	Non Material Amendment to previously approved application DC/19/1860 (Equestrian Development for personal use comprising of a partially submerged barn for stables, feed store and machinery; outdoor school, horse exerciser and associated hardstanding. Retrospective consent for resurfacing an existing access) amendments to the elevations, installation of roller shutters, security cameras, PV panels, and roof lights, and reduction of hardstanding.	Application Permitted on 20.07.2022

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

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

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policy is of relevance: -

Policy 15: Design

Pulborough 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 Officer: No Objection - Following receipt of revised drawings satisfied the proposed alterations will not affect the special interest of the listed building. No detailed conditions are required.

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
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 from development within its setting), should require clear and convincing justification.

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.

The application dwelling is designated as a Grade II Listed Building, with a number of Listed Buildings forming the north-western section of the designated Conservation Area located further to the south. The proposal entails the following works: -

- Creation of two apertures in the courtyard facing elevation
- Introduction of two patio style sliding glass doors
- Replacement of 3no. stable doors with fixed glazed window
- Existing garage door to be infilled with existing stonework to match
- Internal reconfigurations to create an open plan area for ancillary purposes

It is considered that the nature, design and detailing of the proposed alterations would not result in harm to the special interest and significance of the 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 and 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 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/24/0542
(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 plan		MBF.013 REV B	15.04.2024
Floor plan	existing and sections	MBF.101	08.04.2024
Layout plan	Existing	MBF.051 REV B	08.04.2024
Elevation plan	Proposed and roof	MBF.104 REV B	26.04.2024
Floor plan	Proposed and Sections	MBF.103 REV A	26.04.2024
Supporting Docs	Historic Environment Record Data	63	08.04.2024
Supporting Docs	Historic Environment Record Map	none	08.04.2024
Elevation plan	Existing and Roof	MBF.102 REV A	09.04.2024
Supporting Docs	Application Form	NONE	08.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 02.07.2024

Authorising Officer sign/initial Guy Everest Date: 02.07.2024