



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1932

Barrow Hill Farm, Barrow Hill, Henfield, West Sussex, BN5 9DN

DESCRIPTION:

Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/20/1423	Erection of a fence along the perimeter of the boundary.	Application	Refused	on
		24.03.2021		
DC/21/1958	Erection of a 1.5m tall green PVC coated chain link fence, with green powder coated iron fence posts (4cm wide, at 3m intervals) along the boundary perimeter.	Application	Permitted	on
		01.02.2022		
DC/25/1931	Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Householder Application).	Pending Consideration		

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031

Policy 12 – Design standards for new development

Parish Design Statement:

Henfield Parish Design Statement Supplementary Planning Document – December 2008

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:

Conservation Officer: No objection

Parish Comments:

Henfield Parish Council raised 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 212 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 213 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 HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

This application seeks listed building consent for the erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. The main property is a Grade II Listed Building and the listing details are as follows:

'C17 or earlier timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Hipped tiled roof. Casement windows. Two storeys. Three windows. Later L-wing behind.'

The proposed development at Barrow Hill Farmhouse has been designed to focus internal alterations on areas of lower significance (Periods D-F), thereby preserving the building's core historic fabric (Periods A2, B, and C). Notable interventions, such as the new first-floor en-suite, utilise a curved wall design to avoid direct contact with the primary timber frame. To ensure the preservation of floor joists and wall plates, detailed section drawings for drainage and sanitary fixings will be secured by condition. Externally, the single-storey rear extension is historically justified as it occupies the footprint of a lost "Period A1" structure. By employing a contemporary architectural language rather than a pastiche reconstruction, the addition remains "legible" and subservient to the principal building, consistent with Historic England's guidance and HDPF Policy 34.

The application site is situated within Archaeological Notification Area DWS8974, identifying it as a high-value medieval farmstead. The proposed extension sits directly atop the projected footprint of the missing Period A1 east-west range, which predates the surviving 15th-century hall house. Ground-breaking works, including excavations for footings and level reductions, present a high probability of encountering significant non-designated heritage assets such as medieval foundations and occupation deposits. As these remains are fragile and finite, their disturbance without recording would result in the permanent loss of data regarding the farmstead's earliest development phases.

To mitigate this impact and satisfy the requirements of HDPF Policy 34 and NPPF Paragraph 201, a programme of archaeological monitoring and recording, known as a "Watching Brief," is required. This process ensures that any heritage assets encountered during construction are professionally identified and preserved "by record." This work will be secured via a pre-commencement condition requiring a Written Scheme of Investigation (WSI) on the accompanying householder planning application. Through this controlled monitoring and the use of high-quality traditional materials for the extension, the

proposal successfully balances modern living requirements with the conservation of the site's architectural and archaeological significance.

Overall, proposal is considered to result in no harm to the significance of the heritage asset. It successfully balances the requirement for modern living standards with the preservation of the building's most significant architectural features. The works comply with the requirements of HDPF Policy 34 and the overarching conservation aims of the NPPF.

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:** Before any work begins on site, the person(s) responsible for supervising the 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.

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:
 - i) new and replacement windows and external doors.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

- ii) Roof details including sections through:

- roof ridge including fixed glazing.
- valleys
- eaves
- verges
- lead flat roof perimeters

- iii) Internal elevation and section drawings showing wall and ceiling junctions between new ensuite and existing chimney breast, walls and ceiling including positions of exposed timber frame.

- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

- c) Specification of new brickwork, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.
- d) Samples or specifications of external materials and surface finishes.
- e) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
- f) Specification and/or drawings fully describing method of removal of unauthorised foam insulation including method to protect surviving wattle and daub panels and smoke blackening of timbers.

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 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).

- 5 **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).

- 6 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

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/25/1932

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage Impact	ASL 358B-25 REV A	24.11.2025

Supporting Docs	Archaeological Interpretive Study	ASL 358-25	24.11.2025
Location & Block plan		PL.01	24.11.2025
Section plan	Proposed	PL.21	24.11.2025
Elevation & Floor plan	Proposed	PL.20 REV A	22.12.2025
Design & Access Statement		NONE	24.11.2025
Plans	Topographic Survey	S24885	24.11.2025
Elevation plan	Existing	NONE	09.12.2025
Floor plan	Existing	NONE	09.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 22.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.02.2026