Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1628
Westbrook Hall, Bognor Road, Broadbridge Heath, West Sussex, RH12 3PT

DESCRIPTION:
Erection of a single storey rear in-fill extension, conversion of attached garage to form habitable living space, an Oak Cloister link, erection of a single storey extension to outbuilding and conversion to create a guest annexe. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1627	Erection of a single storey rear in-fill extension, conversion of attached garage to form habitable living space with an Oak Cloister link, erection of a single storey extension to outbuilding and conversion to create a guest annexe and installation of a series of ground mounted solar panels. (Householder Application).	Under Consideration
WN/11/00	Renewal of wn/9/95 for conversion and extensions of garden store to guest suite with garage (listed building consent)	Application Permitted on 31.03.2000
WN/10/00	Renewal of wn/8/95 for conversion and extensions of garden store to guest suite with garage	Application Permitted on 31.03.2000
WN/9/95	Renewal of wn/10/90 for conversion and extensions of existing garden store to guest suite with garage (listed building consent)	Application Permitted on 18.04.1995
WN/8/95	Renewal of unimplemented approval wn/9/90 for conversion and extensions of existing garden store to guest suite with garage	Application Permitted on 18.04.1995
WN/9/90	Conversions and extension of existing garden store to guest suite with garage	Application Permitted on 04.04.1990
WN/10/90	Conversions and extension of existing garden store to guest suite with garage	Application Permitted on 04.04.1990

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

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

Warnham Parish Neighbourhood Plan
Policy W1 – Built Up Area Boundary
Policy W5 – Design of Residential Development

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, conditions recommended.

Parish Comments:
Comments: -

- Design Compatibility: The Parish Council requests assurance that the proposed extensions and garage conversion align with the character and architectural style of Westbrook Hall, ensuring that the modifications do not detract from the property's aesthetics or disrupt the surrounding landscape.
- Sustainability Consideration: The Council supports the installation of solar panels as a sustainable initiative, with the request that these panels be installed in a visually discrete manner that preserves the rural character of the site.
- Traffic and Parking: The conversion of the outbuilding to a guest annexe may increase parking requirements. The Council asks that suitable provisions be made to prevent parking overflow onto nearby roads.

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 (2018) 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."

Westbrook Hall is an early 19th Century Grade II listed detached Georgian style house situated in a countryside location. The existing 19th Century house encloses a former timber framed cottage whose framing can still be viewed within. The property is approached via a gated entrance and driveway to the east of the A29 Bognor Road, which rises as it continues eastwards into the site, leading to a parking area, and detached garage. Westbrook Hall is located approximately 150 meters from the public highway.

Westbrook hall is set over two floors, with additional single storey wings, the property comprising colour-washed render facades and white painted joinery, set below shallow slate pitched roofs. The property is set amongst several other buildings of historic merit. The property also benefits from a south facing swimming pool and partly walled courtyard. To the north is a large field and the overall site totals approximately 8.3 acres.

Listed on 28th November 1980, with ref. Listing 1285092, the property is described as; '*Early C19. Two storeys. Five windows. Faced with roughcast on a stuccoed base. Modillion eaves cornice. Glazing bars intact. Venetian shutters on first floor. Porch with fluted columns, large semi-circular fanlight and double doors of 6 fielded panels*.'

Listed Building Consent is sought as follows: -

Alterations to the North elevations of the main house

- Erection of a single storey rear (north elevation) in-fill extension, to facilitate creation of a remodelled north facing entrance door and dining hall, with new glazed French doors, and new traditional timber sash windows to match existing. New large roof lantern inserted into a new parapet roof. The existing infill rear (north) entrance lobby to be removed and some existing windows to be either blocked up or/and new internal doors created.

- The existing adjacent attached garage to the rear (north elevation) to be converted to a boot room and cloak room. Garage door to be removed and replaced with new traditional timber sash window to match the dwelling. Two roof lanterns set into a parapet roof aligned to the adjacent new dining room roof. The current plant room within the existing garage will remain unaltered, albeit partitioned off to form a separate space with access via an existing external door

Alterations to a detached single-storey outbuilding located adjacent to the northeast corner of the main house with an Oak cloister link

- Erection of a single storey extension to a detached single storey outbuilding and conversion to create a guest annexe. Currently a former workshop serving the house, along with a potting shed and gardeners' toilet with two sinks. This building is generally of traditional masonry construction with a mixture of stone and brick facades, with later rendered panels, set below a shallow slate pitched roof. Over the years this building has been subject to various alterations and infill elements using incongruous materials. The redundant building has structural issues, while original features have been lost.

- It is proposed for remedial works to stabilise the existing structure preventing further decay, while extending the outbuilding (and removing an existing greenhouse) and using materials of stone, brick, render, timber cladding, and slate tile roof, to create annex accommodation ancillary to the main house. The annex is proposed to offer privacy and a level of independence for family dependents. The proposal for the annex includes shower room, guest bedroom, gym room, but it is stated in the planning statement that the occupant would be required to use the main dwelling for cooking and laundry facilities. Externally, all doors and access points will enable all abilities to enter the building, including ensuring level thresholds and doors that have an appropriate width. Internally, spaces will allow accessibility for both ambulant and non-ambulant people unaided, with generous landing spaces and appropriate door openings. New window openings, metal framed French doors and glazing to the south elevation, and entrance lobby at the south west corner of the outbuilding would link to the main dwelling by a new oak framed cloister with dual pitched roof.

- The submitted planning statement sets out that there is lapsed planning permission to join the potting shed to the garage and infill the space between, and the current potting shed has power and lighting along with functional two sinks and toilet.

The proposed alterations to the garage and the outbuilding extension would not result in any adverse effects on the special interest of the listed building. Conditions are recommended to secure further details and ensure appropriate detailing to the scheme, with the detailing of the parapet would be paramount to ensuring that the roof reflects the polite qualities of the existing building.

As originally submitted there were concerns relating to the enlarged internal opening, which would have involved the removal of part of the retained timber frame. The timber frame is considered to form an important historic and architectural feature of the property, emphasising the evolution of the site from a vernacular farmstead to a formal countryside estate. In response to these concerns the enlarged

opening has been omitted from the scheme, with further details also provided on the area beneath a window which would be removed to accommodate new French doors, and to confirm that no historic timbers would be harmfully impacted. As a result of this revision and the additional information, it is considered that the internal alterations would not result in any adverse impacts. An informative is recommended in the event that any unforeseen features (and in this case historic timbers) are concealed within the section beneath the window.

For the reasons outlined, it is considered that the proposed would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

It is noted that a representation on the application has raised comments in respect of sustainability and traffic / parking. These matters would fall to be considered as part of the accompanying application for planning permission, ref: DC/24/1627.

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**: No external works above ground floor slab level shall take place 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 / or replacement windows, external doors, rooflights and roof lanterns. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Porches and timber framed link

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Specification of external render including backing material, mix, number of coats and finish.

d) Samples or specifications of external materials and surface finishes.

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 **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).

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/24/1628
(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
Supporting Statement	Ecosystems Services	695-603 REV A	18.10.2024
Supporting Statement	Heritage	695-602 REV B	06.01.2025
Supporting Docs	Noise Impact Assessment	695-604 REV A	18.10.2024
Site plan	Existing	695-092	18.10.2024
Floor plan	Existing Ground	695-093	18.10.2024
Floor plan	Existing First	695-094	18.10.2024
Roof plan	Existing	695-095	18.10.2024
Elevation plan	Existing	695-096	18.10.2024
Elevation plan	Existing	695-097	18.10.2024
Elevation & Floor plan	Existing Storage	695-098	18.10.2024
Elevation & Floor plan	Existing Garage	695-099	18.10.2024
Location & Block plan		695-100 REV C	06.01.2025
Site plan	Proposed	695-101 REV F	04.12.2024
Floor plan	Proposed Ground	695-102 REV G	04.12.2024
Floor plan	Proposed First and Roof	695-103	18.10.2024
Roof plan	Proposed	695-104	18.10.2024
Elevation plan	Proposed	695-105	18.10.2024

Elevation plan	Proposed	695-106	18.10.2024
Elevation plan	Proposed Gym/Office	695-107	18.10.2024
Design & Access Statement		695-601 REV B	06.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.01.2025

Authorising Officer sign/initial Guy Everest Date: 13.01.2025