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By email only to:
Planning Department
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30th March 2026

Dear Sir or Madam

Listed Building Consent for the Replacement of Timber Frame Concrete Infill Panels at Bailing Hill Farmhouse, Broadbridge Heath Road, Warnham, Horsham, West Sussex, RH12 3RS

I am writing on behalf of The Trustees of the C J Lucas Will Trust who are seeking permission for the replacement of the timber frame concrete infill panels with traditional wattle and daub panels at Bailing Hill Farm House.

Property History

As mentioned in the attached Statement of Heritage Significance, Bailing Hill Farmhouse is a Grade II Listed Building (Listing Entry: 1181178) of historic and architectural interest which makes a valuable contribution to the character of the local area. The farmhouse is strongly representative of the district's rural and agricultural heritage, reflecting the historic development of Warnham and the long-established pattern of farmsteads within the surrounding countryside. Its traditional form, scale and vernacular detailing provide strong evidential value and help illustrate the evolution of the working landscape over time.

The building's rural setting further enhances its significance, reinforcing its historic function and allowing its heritage interest to be readily appreciated.

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Proposed Works

The applicant proposes to remove the concrete infill panels which are located on the west elevation of the property and replace them with traditional wattle and daub panels. The wattle and daub panels will be finished using a hemp or perlite insulating lime plaster and will be installed to match the existing northern elevation of the property.

Photos of Existing – Western Elevation



Planning Policy

Planning Policy

Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan comprises the Horsham District Planning Framework adopted in 2015. The National Planning Policy Framework is a material consideration.

Policies of relevance to this application are summarised below.

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Horsham District Council Planning Framework

Policy 1 states that planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Policy 2 supports development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe and well designed.

Policy 33 states that, to conserve and enhance the natural and built environment, development must meet specific criteria. This includes making efficient use of land while respecting any existing constraints and avoiding unacceptable harm to the amenity of nearby occupiers and land users. It also requires that the scale, massing, and appearance of the development reflect a high standard of design and layout, relate sympathetically to the surrounding built environment, respect the character of the area, and incorporate high-quality building materials, finishes, and landscaping.

Policy 34 addresses cultural and heritage applications, requiring them to strengthen the special character of the district's historic environment through appropriate siting, scale, form, and design. This includes the use of traditional materials and techniques to positively contribute to the area's character and distinctiveness. Developments within conservation areas should align with the special character of those areas. The policy also emphasizes ensuring the long-term viability and sustainability of heritage assets through preservation and compatible use, while maintaining and enhancing their setting

National Planning Policy Framework 2024

Paragraph 207 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that in determining applications, Local Planning Authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 continues to note that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II Listed Buildings should be exceptional. Substantial harm to or loss of Grade II* Listed Buildings should be wholly exceptional.

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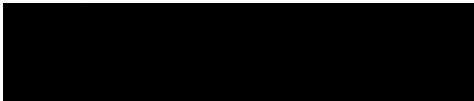
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Planning Appraisal

The proposal seeks to replace modern concrete infill panels that have been installed on the western elevation with traditional wattle and daub panels to reinstate a traditional form of infill consistent with the historic construction of the building. The materials have been carefully considered from a heritage aspect utilising traditional materials and techniques. Replacing the panels will also provide essential protection to the building's fabric whilst ensuring its preservation as a heritage asset. Consequently, the proposal is not considered to have a detrimental impact on the heritage asset and will maintain its character and appearance in accordance with local heritage policies as well as enabling the removal of inappropriate modern material.

It is therefore hoped that the planning authority will be supportive of this proposal to ensure the Grade II listed building is well maintained and conserved and in keeping with its historic fabric.

Yours sincerely



**Charlotte Catton-Giltinane AssocRTPI
Planner - Planning & Development**

Enc: Site Location Plan
Heritage Statement

