Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0067
East Martyns, Church Street, Henfield, West Sussex, BN5 9NR

DESCRIPTION:
Replacement of existing glazed french doors to match existing ones and replacement of glass in all existing sash windows (Listed Building Consent).

RELEVANT PLANNING HISTORY:

HF/52/02	First-floor extension Site: East Martyns Church Street Henfield	Application 18.07.2002	Permitted	on
HF/97/02	First-floor extension Site: East Martyns Church Street Henfield	Application 30.12.2002	Refused	on
DC/06/0807	Replacement entrance door and blocking up of bathroom window (Listed Building Consent)	Application 18.05.2006	Permitted	on
DC/06/0809	First floor extension (Listed Building Consent)	Application 18.05.2006	Refused	on
DC/06/0890	Replacement existing slate roof with new slate roof (Listed Building Consent)	Application 26.05.2006	Permitted	on

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

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

Henfield Neighbourhood Plan:
Policy 1: A Spatial Plan
Policy 12: Design Standards for New Development

Henfield Parish Design Statement – SPD (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:

HDC Conservation:
The proposal to retain and repair the late nineteenth century sash windows will preserve the special interest of the listed building. The removal of the single glazing and replacement with Landvac Heritage Vacuum Glazing will result in the loss of some historic panes. This will result in less than substantial harm at the lowest end of the scale. However, due to the design of the windows the new panes will not be a conspicuous alteration and will result in a public benefit in improving the thermal efficiency of the building

and reducing energy usage. I am satisfied the public benefit outweighs harm in this case. No detailed conditions are required in this case.

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 193 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 194 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) states that works to listed buildings should reinforce the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

East Martyns is a Grade II listed building situated within both the Built-Up-Area of Henfield and the Henfield Conservation Area. The proposal to retain and repair the late nineteenth century sash windows will preserve the special interest of the listed building. The removal of the single glazing and replacement with Landvac Heritage Vacuum Glazing will result in the loss of some historic panes. This will result in less than substantial harm at the lowest end of the scale. However, due to the design of the windows the new panes will not be a conspicuous alteration and will result in a public benefit in improving the thermal efficiency of the building and reducing energy usage. HDC Conservation are satisfied the public benefit outweighs harm in this case.

The proposed replacement of existing glazed French doors to match existing ones and replacement of glass in all existing sash windows would preserve the historic interest 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.

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/24/0067

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Existing windows and doors	0125-SA-5000-P1	12.01.2024
Location & Block plan	Location & Block Plan	2401-001	12.01.2024
Supporting Statement	Window details	NONE	12.01.2024
Supporting Statement	Door Schedule and Window Schedule	NONE	12.01.2024
Elevation plan	Proposed	0118-SA-2102-P1	12.01.2024
Elevation plan	Proposed	0118-SA-2101-P1	12.01.2024
Details plan	Proposed Window and Door Details	0118-SA-5101-P1	12.01.2024
Elevation plan	Existing	0125-SA-2001-P1	12.01.2024
Elevation plan	Existing	0125-SA-2002-P1	12.01.2024

DELEGATED

Case Officer sign/initial William Omoma Date: 28.02.2024

Authorising Officer sign/initial RHERMITAGE Date: 07.03.2024