



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0246
Barrow Hill Farm , Barrow Hill, Henfield, West Sussex, BN5 9DN

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/25/1932

RELEVANT PLANNING HISTORY:

DC/25/1932	Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Listed Building Consent).	Application Permitted on 02.02.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1932 was granted consent on 02.02.2026. This permission was for the following:

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

Consent is sought to discharge the details reserved by conditions 3.

Condition 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).

The application is accompanied by proposed window detail plans, proposed rafter glazing plan, proposed bay window plan, proposed corner glazing plan, proposed gable glazing plan, proposed main bedroom sliding doors plan, proposed kitchen sliding doors plan, proposed en-suite ceiling and wall junction plans and proposed roof details plan. Following consultation with the Council's Conservation Officer, it is considered that the requirements of condition 3 have been satisfied. Therefore, condition 3 can be discharged in full.

Recommendation: Application Permitted

Plans list for: DISC/26/0246

(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
Plans	Window Details As Proposed	PL.40	03.08.2026
Plans	Rafter Glazing As Proposed	PL.41	03.08.2026
Plans	Bay Window As Proposed	PL.42	03.08.2026
Plans	Corner Glazing As Proposed	PL.43	03.08.2026
Plans	Gable Glazing As Proposed	PL.44	03.08.2026
Plans	Main Bedroom Sliding Doors As Proposed	PL.45	03.08.2026
Plans	Proposed Kitchen Sliding Doors As Proposed	PL.46	03.08.2026
Plans	Ensuite Ceiling and Wall Junctions As Proposed	PL.47	03.08.2026
Roof plan	Roof Details As Proposed	PL.50	03.08.2026
Supporting Statement	Written Scheme of Investigation for	R-00044-1	03.08.2026

