Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0348
Lawsons Farm, Two Mile Ash, Horsham, West Sussex, RH13 0PG

DESCRIPTION:
Extension with replacement of windows to the existing house (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0347	Extension with replacement of windows to the existing house (Householder Application).	Pending Consideration
DC/23/1767	Erection of a two storey side extension, with replacement of windows to existing house and a proposed orangery (Listed Building Consent)	Withdrawn Application on 28.12.2023
DC/23/1766	Erection of a two storey side extension, with replacement of windows to existing house and a proposed orangery (Householder Application)	Withdrawn Application on 28.12.2023
DC/20/1341	Removal of existing brick fire place and removal of an internal wall to create more living space. (Listed Building Consent)	Application Permitted on 07.10.2020
DC/17/2307	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm (Listed Building Consent)	Application Permitted on 03.01.2018
DC/17/2095	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm. (Full application)	Application Permitted on 03.01.2018
DC/17/1015	Proposed conversion of existing barn to home office (Certificate of Lawful Development - Proposed)	Withdrawn Application on 07.09.2017

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):
Section 16 - Conserving and enhancing the historic environment

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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards
SNP16 – Design

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:
Horsham District Council's Conservation Officer assessed the proposal and commented no objection.

Their comments read: "Lawsons Farm is a modest timber framed dwelling probably dating from the seventeenth century. It did have a complex of farm buildings to the south in the nineteenth and early twentieth centuries but these no longer survive. The residential plot is large compared to the house and indicates an historic agricultural context. Some extension is possible but this should not result in the historic cottage being overwhelmed. The cottage should be clearly perceived as the principal structure on the site.

The revised proposal to extend the listed building is acceptable. It is a large addition but will not compete with the historic building. The extension will be clearly subservient where it is experienced in relation to the principal elevation of the historic building. This will remain recognisable as the principal portion of the dwelling when viewed from Two Mile Ash Road and on arrival at the house. The overtly contemporary design is acceptable in principle and I am keen to support an architecture for the twenty first century. It will make a clear statement that this is a modern addition but will not dilute opportunities to understand and appreciate the special interest and historic context of Lawsons Farm".

Parish Comments:
The Parish Council objected on grounds of overdevelopment.

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.

ASSESSMENT

Section 16, Paragraph 201 of the NPPF (2023) states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 206 adds that "[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

This application is for the extension with replacement of windows to the existing house (Householder Application) at Lawsons Farm, Two Mile Ash, Horsham, West Sussex. Lawsons Farm is a Grade II Listed Building (indexed 1980) described by Historic England as "Small L-shaped probably C17 house.

Two storeys. Two window. Ground floor red brick and grey headers. Above roughcast on east front, tile-hung on south. Gable end to each wing. Horsham slab roof. Brick chimney stack. Casement windows".

Following consultation with Horsham District Council Conservation Department the proposed development to Lawsons Farm, Two Mile Ash, Horsham, West Sussex; Grade II Listed Building (indexed 1980) would not harm the historic integrity of the dwelling or harm the setting of the area. The proposal has been respectfully designed to retain the agricultural history of the site incorporating appropriately chosen materials that reflective of the wider site, surrounds and prior history of the site. The proposal is set into the ground and down from the principle Listed Building, allowing it to be subservient to the historic dwelling. This allows the proposal not to detract from the Listed Building nor compete against it. This also aids upon arriving at the house where the focal point is retained on Lawsons Farm to be viewed as the principle subject. The works, though large and overtly contemporary can be accommodated by the large plot size and does not represent an overdevelopment of the site. It would be considered that the proposal does not harm the historic integrity or interest of Lawsons Farm.

The proposed would preserve the historic interest of Lawsons Farm, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The works hereby permitted shall be commenced 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.

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) Standing seam roof details including sections through:
- roof ridge
- valleys
- eaves
- verges

ii) Section through glazed link including junction with listed building and single storey extension

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 new timber windows fitted in the building shall have casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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**: 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).

6 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/24/0348

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Section plan	Proposed	2.03	01.03.2024
Site plan	Proposed	2.04	01.03.2024
Location & Block plan		1.01	01.03.2024
Supporting Statement	Heritage	NONE	01.03.2024
Supporting Statement	Preliminary Ecological Appraisal and Bat Roost Report	NONE JWK Wildlife Surveys, September 2022	01.03.2024
Tree plan		21051_01	01.03.2024
Site plan	Existing	1.03 REV A	01.03.2024
Floor plan	Existing	1.02	01.03.2024
Elevation plan	Existing section	1.04	01.03.2024
Floor plan	Proposed	2.01	01.03.2024
Design & Access Statement		NONE	01.03.2024
Elevation plan	Proposed	2.02	01.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 03/06/2024

Authorising Officer sign/initial RHERMITAGE Date: 02.07.2024