Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0049
Church Cottage , Church Street, Henfield, West Sussex, BN5 9NT

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4, 5 to appoved application DC/23/2035

RELEVANT PLANNING HISTORY:

DC/23/2035	Erection of a Single Storey Ground Floor Rear Extension (Householder Application).	Application Permitted on 08.01.2024
DC/23/2036	Erection of a single-storey ground floor rear extension (Listed Building Consent).	Application Permitted on 08.01.2024
DC/16/2056	Retrospective application for the erection of a picket fence within the curtilage of a Grade II Listed Building	Application Refused on 01.12.2016
DC/16/1557	Internal alterations to an outbuilding in the curtilage of the Listed Building and erection of a new fence (part-retrospective) (Listed Building)	Withdrawn Application on 07.09.2016
DC/08/1286	Demolition of existing single detached garage and erection of artist's studio for private use (Listed Building Consent)	Application Permitted on 25.07.2008
DC/08/1285	Demolition of existing single detached garage and erection of artist's studio for private use	Application Permitted on 25.07.2008
DC/04/1720	Alteration to change glazed double door to window on rear kitchen wall (Listed Building Consent)	Application Permitted on 16.09.2004

PLANNING ASSESSMENT

Previous application DC/23/2036 was granted consent on 08/01/2024. This permission was for:

Erection of a Single Storey Ground Floor Rear Extension (Listed Building Consent).

Consent is sought to discharge the details reserved by condition(s): 3; 4; 5.

3 ***Pre-Commencement (Slab Level) Condition****: No works about 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:-*

- *Drawings to a scale not smaller than 1:5 fully describing roof details, including sections, through:*
  - *roof ridge*

- *hips*
- *valleys*
- *eaves*
- *verges*
- *verges and bargeboards*

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 ***Pre-Commencement (Slab Level) Condition****: No works about ground floor slab level shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.*

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).

5 ***Pre-Commencement (Slab Level) Condition****: No new or replacement windows and external doors shall be installed 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:-*

- *Drawings to a scale not smaller than 1:5 fully describing new or replacement windows and external doors, including details of:-*
  - *materials*
  - *decorative/protective finish*
  - *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*

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).

Details have been submitted in relation to the above conditions, in the form of plans and supporting statements. Plans which detail the windows, doors and roof details have been submitted and are considered to satisfy the conditions. External finishes on a elevation plan have also been provided with brickworking and tiling to match the main dwelling which is also considered acceptable. It was requested by Conservation that the trickle vent on the doors should be removed and material finish for the timber clad elevations be detailed. The trickle vent for the doors was removed on an updated plan with the finish for the timber clad elevations to be naturally weathered disclosed via email. It is therefore considered that the requirements of the conditions have been satisfied and it is recommended that condition 3; 4; 5 be discharged.

Recommendation: Application Permitted

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: DISC/24/0049
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	PROPOSED ROOF GABLE END DETAIL	1260/24	25.03.2024
Details plan	PROPOSED ROOF DETAILS 1 (EAVES & RIDGE)	1260/25	25.03.2024
Details plan	PROPOSED ROOF DETAILS 2 (VALLEY & GABLE END)	1260/26	25.03.2024
Details plan	PROPOSED EXTERNAL MATERIALS	1260/34	25.03.2024
Details plan	PROPOSED DOOR DETAILS (PLAN)	1260/20	25.03.2024
Details plan	PROPOSED DOOR DETAILS (ELEVATION)	1260/21 REV. A	25.04.2024
Details plan	PROPOSED WINDOW DETAILS	1260/22	25.03.2024
Details plan	PROPOSED ROOFLIGHT DETAILS	1260/23	25.03.2024
Supporting Statement	EMAIL CONFIRM NATURAL WEATHERING		10.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 14/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2024