DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0041
Old Lakers Farm, Mill Road, West Chiltington, West Sussex, RH20 2PZ

DESCRIPTION:
Replacement of roof tiles on west facing elevation and some on south facing elevation with like for like tiles (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/13/2096	Proposed entrance steps to annex building and the proposed movement of supporting post in basement (Full Planning)	Application Permitted on 31.12.2013
DC/13/2097	Proposed entrance steps to annex building and the proposed movement of supporting post in basement (Listed Building Consent)	Application Permitted on 31.12.2013
DC/07/0556	Extension and pitched roof to existing garage	Application Permitted on 01.05.2007
WC/139/03	Strip roof and re-tile using existing tiles to south/south west elevation of main roof Site: Old Lakers Farm Mill Road West Chiltington	Application Permitted on 19.11.2003

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

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

Neighbourhood Plan:
West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

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: No Objection, condition recommended.

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 205 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 206 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."

Old Lakers Farm house is a Grade II listed dwelling within the West Chiltington Conservation Area. The property dates back to the late 1400s has undergone alterations to the building in the 1600s and 1700s. Listed building consent is sought for the replacement of roof tiles on the south and west facing elevation.

The applicant has advised that the Old Lakers Farm roof is covered with traditional clay tiles and has been repaired intermittently over the last 50 years, with the east facing roadside elevation fully retiled in 2005. The submission sets out that the east facing (garden) elevation is in poor condition, with tiles becoming badly weathered, delaminated, and broken, with further repairs and replacement proposed to the southern elevation.

There is no objection to removal and replacement of roof tiles, with those proposed considered acceptable and in keeping with the listed status of the building. The proposal would not result in any adverse impact on the special interest of the building and would instead preserve its historic interest in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Regulatory Condition**: The replacement roof tiles will be handmade or handcrafted clay tiles.

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).

Plans list for: DC/24/0041
(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
Location plan		NONE	09.01.2024
Block plan		NONE	11.01.2024
Elevation & Floor plan	As existing and proposed	NONE	11.01.2024
Design & Access Statement		NONE	09.01.2024
Supporting Statement	Heritage	NONE	09.01.2024
Photos	Roof Tiles, as existing	NONE	09.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 04.03.2024

Authorising Officer sign/initial Guy Everest Date: 04.03.2024