Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0690
Great House Farm , Chessall Avenue, Southwater, West Sussex, RH13 9FB

DESCRIPTION:

Replacement of 15No. oak framed windows on a like for like basis, including sealed slimline double-glazed panes and weatherseals (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/23/0207	Repair/refurbishment and/or like-for-like replacement of windows (Listed Building Consent)	Application Permitted on 23.06.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
Southwater Neighbourhood Development Plan (2019-2031)
Policy 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 Design and Conservation Officer: No Objection subject to conditions

Great House Farm is a grade 2* listed building which has a late fifteenth/sixteenth century core. It is considered to be one of the most important domestic buildings in the area, built on a medieval site associated with Sele Priory, bounded by moats or ponds, and set within a relict medieval landscape. The listing description notes that “Throughout the house most windows are later C20 timber casements, many in earlier openings. The exception is the first floor oriel window on the north elevation. This window has a richly detailed ovolo (quarter) moulded five-light mullion and transom frame typical of the very late C16 and early C17 and is supported by plain (possibly earlier) brackets which are integral to the structure of the bay and where the vertical close-studding of the frame is symmetrically arranged beneath the window. Casements and fixed lights have diamond leaded quarries. The stair window has a similar glazing.”

A previous application was approved for the like for like replacement of a number of windows. Since this time the NPPF has been updated and Historic England have published draft guidance relating to Climate Change and Historic Building Adaption. The current application therefore seeks to replace 15

oak framed windows on a like for like basis, including sealed slimline double-glazed panes and weatherseals.

As identified by Historic England the current windows in the building appear to be modern replacements but whose design largely follows historic patterns. Therefore, most of the windows are likely to make a positive contribution to the significance of the listed farmhouse. Historic England have suggested that where the windows in the front elevation are to be replaced that consideration is given to reinstate the windows at first floor level as illustrated in the 1969 photograph. The applicant's agent has subsequently agreed to the reinstatement of the historic window pattern to the three windows at first floor level.

Would not raise an objection in principle to the use of slimline wooden double glazing in this instance provided the new glazing can be accommodated within the new window frames and multi-paned glazing bars without increasing their width or changing their profile compared to that of the existing windows that follow historic precedents.

Historic England have also questioned whether there would be an opportunity as part of the works for the front elevation of the farmhouse to be restored including reinstatement of the stone cills and, if possible, replacement of the render and tile hanging with a more attractive design and materials that better reveal the significance of this important historic building. Would support this request but am mindful of the concerns raised by the applicant's agent as to what lies under the tiles and render and whether exposing the timber framing and infills would result in weathering problems. Would therefore request that as work progresses where areas of tile hanging and render will need to be removed/cut back the opportunity is taken to investigate what lies beneath which could then be used to inform further work to the front elevation.

Historic England: Comment

Recognise that the current windows in the building appear to be modern replacements but whose design largely follows historic patterns. Therefore, most of the windows are likely to make a positive contribution to the significance of the listed farmhouse.

Note alterations were carried out to the front (east) elevation of Great House Farmhouse in possibly the 1970's which are not particularly attractive and which also involved changing the design and width of the windows at first floor from four vertical bays with multi-panes to three bays. The previous design of the windows is illustrated in the 1969 photograph of the house. Therefore advise, that as these windows were proposed to be replaced, more historically accurate windows should be provided at first floor level as illustrated in the 1969 photograph.

Historic England therefore does not object in principle to the use of slimline wooden double glazing in this case provided the new glazing can be accommodated within the new window frames and multi-paned glazing bars without increasing their width or changing their profile compared to that of the existing windows that follow historic precedents.

Recommend that the windows on the first floor of the front (east) elevation are replaced with more historically accurate windows as illustrated in the 1969 photograph. These should therefore be designed with four vertical bays with multi-panes as opposed to the current three bays and to match the ground floor windows.

Note that some section drawings have been provided for a typical 3 bay window but not for any of the other window types nor does there appear to be any evidence that our previous advice regarding restoring the first-floor windows to 4 bays has been taken on board in the current proposals. Therefore recommend that large scale constructional drawings are provided for all the proposed replaced window types, to include details, design, profile and sections and also identifying which elevations and location the window types refer. This information should be provided as part of this application or possibly by condition.

Also question whether restoration of the front elevation of this important grade II* farmhouse could be undertaken (based on accurate evidence) as part of this work. This could include at the least the reinstatement of the stone cills but, if at all possible, replacement of the render and tile hanging with a more attractive design and materials that better reveal the significance of this important historic building.

Parish Comments:

No Objection subject to Listed Building Consent approval

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 (2023) 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."

Policy 34 of the Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy SNP 16 of the Southwater Neighbourhood Plan states that all development must be of high quality design, including facing buildings with locally sourced materials or equivalent, encouraging a variety of complementary vernaculars to encourage contextually appropriate design and diversity, and making sure that the design of new development actively responds to other properties in the vicinity.

Great House Farm was listed on the 28.11.1980, with the listing describing the property as:

"Great House Farm is a grade 2 listed building which has a late fifteenth/sixteenth century core. The listing description makes particular reference to the windows and notes that "Throughout the house most windows are later C20 timber casements, many in earlier openings. The exception is the first floor oriel window on the north elevation. This window has a richly detailed ovolo (quarter) moulded five-light mullion and transom frame typical of the very late C16 and early C17 and is supported by plain (possibly earlier) brackets which are integral to the structure of the bay and where the vertical closestudding of the frame is symmetrically arranged beneath the window. Casements and fixed lights have diamond leaded quarries. The stair window has a similar glazing."*

The application seeks listed building consent for the replacement of 15No. oak framed windows on a like for like basis, including sealed slimline double-glazed panes and weatherseals.

Consent was granted in June 2023 (under reference DC/23/0207) for the repair/refurbishment and/or like-for-like replacement of windows (Listed Building Consent). This permission has not been commenced and expires in June 2026. The current application seeks the replacement of 15No. oak framed windows on a like for like basis, to include sealed slimline double-glazed panes and

weatherseals. It is considered the windows would likely make a positive contribution to the significance of the listed farmhouse. The proposed windows will improve weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the Grade II listed building and wider area.

It is considered that the proposed replacement of existing windows sealed slimline double-glazed panes and weatherseals is acceptable and will not result in harm to the fabric or character of the grade II listed building. The application is therefore considered to comply with the relevant development plan policies and guidance within the NPPF and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **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.

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 new/and/or/replacement windows, external doors.

These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, 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).

4 **Regulatory Condition**: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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)

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0690
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	01 REV V1	02.05.2024
Site plan	Block Plan	02	02.05.2024
Floor plan	Ground Floor Plan	NONE	07.05.2024
Floor plan	First Floor Plan	NONE	07.05.2024
Elevation plan	North Elevations - Main House & Kitchen Extension	NONE	07.05.2024
Elevation plan	Main East Elevation	NONE	07.05.2024
Elevation plan	Kitchen Extension - East & West Elevations	NONE	07.05.2024
Supporting Statement	Description and Scope of Works	NONE	02.05.2024
Elevation plan	Main West Elevation	NONE	07.05.2024
Elevation plan	West Elevation & Return (South) Elevation	NONE	07.05.2024
Supporting Docs	12 mm Slendline Krypton Glass Performance Calculator	NONE	02.05.2024
Supporting Docs	Window Schedule	NONE	02.05.2024
Details plan	Cross Sections	NONE	02.05.2024
Supporting Docs	Deventer Range Wiping/Compression Weatherseal	NONE	02.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.09.2024

Authorising Officer sign/initial Tamara Dale Date: 10.09.2024