



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0003

Stone House, Church Street, West Chiltington, West Sussex, RH20 2JW

DESCRIPTION:

Removal of internal wall and infill of interconnecting door with stud wall (Listed Building Consent).

RELEVANT PLANNING HISTORY:

WC/23/03	Removal of part of internal wall to widen living room archway Site: Stone House Church Street West Chiltington	Application 15.04.2003	Permitted	on
WC/100/88	Removal of wall between kitchen and morning room. Comment: Listed building. (From old Planning History)	Application 30.08.1988	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

West Chiltington Neighbourhood Plan has been submitted in draft form. 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.

West Chiltington Common Parish Design Statement

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 to revision dated 06.02.2026

Parish Comments:

'No comment. The Parish Council defers to the Conservation Officer at HDC.'

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 212 of the NPPF (2024) 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 213 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 HDPF recognises the importance of heritage assets as irreplaceable resources and seeks to continue to preserve and improve the setting of heritage assets.

The site is situated within the West Chiltington Conservation Area, with Church Street to the eastern side and the Grade I listed building of St Mary's Church directly to the south. Beyond the frontage of the application site, namely Stone House, sits the Grade II listed Whipping Post and Stocks.

The application site, Stone House, forms part of a single listing with The Old School House that abuts it directly to the north and is a Grade II listed building (List No. 1182256). The former school buildings were built in c.1870 with the village school forming the main bulk of the building to the north and the site being used as the headmaster's house. As such, it has a separate entrance fronting Church Street, with the principal elevation facing east.

The proposal initially incorporated retrospective works, and involved alterations to the internal floorplan of the dwelling, for the removal of an internal wall and infill of an interconnecting door with a stud wall and was intended to make the space more user friendly for modern living. From the hallway leading into the kitchen, the single doorway has been blocked up with a stud wall, directly behind where the coats now hang and made good with matching skirting. This infill has been achieved and has maintained the corridor beside the staircase, leading through to the downstairs bathroom. Large nibs and a ceiling beam define the historic context of the historic floorplan and the stud wall is set out as a reversible intervention.

The removal of a wall within the existing kitchen space would have required Listed Building Consent, due to the loss of historic fabric. The internal brickbuilt wall that divided the dining room and kitchen, with no interconnecting door between the two. Historically, these two rooms were purposefully divided to create a formal dining area separate of the kitchens.

The loss of this part of the wall and historic fabric has long been removed and lost. The recreation of a wall in this location would not be deemed to be a suitable substitute and would amount a replica with no historic fabric value. Where a wall between two rooms is removed, it is common practice to leave a nib at the side of each wall, to denote that the space was once divided at this point. The proposal has already done that having left two large nibs and a ceiling beam spanning the space to fulfil this visual purpose. It is therefore set out that this design should be retained as a compromise.

HDC Conservation has been consulted and is considered that the unauthorised alteration has harmed the special interest of the listed building. The historic spatial arrangement forms an important part of a listed building and illustrates how spaces were used and negotiated by owners, their visitors and their

staff. In this case, the maintaining of the compartmentalisation of internal spaces and separation of rooms of different character and intended use is important in preserving special interest. The desire to maintain an appreciation of separation of these rooms in the present is an important consideration in seeking to preserve the special interest of the listed building. The removal of the brick wall between the kitchen and the dining room has effectively created a single space that, despite the rebuilding of the wall in studwork to include a downstand and wall nibs, has removed a clear perception of separation that dilutes the ability to understand and appreciate the historic spatial division. This led to moderate, less than substantial harm to the special interest of the listed building.

It is considered in this case that the creation an opening of a double door width and the height of other ground floor doorways is an acceptable compromise. This would allow for greater circulation and flexibility but retains an appropriate perceptible level of separation between rooms. The applicant has in response provided a revision of the proposal to show the advised reduction in size of the opening and the fitment of double doors in the opening.

With the above revision in mind, the *proposed* alteration is considered acceptable, provided that the works are undertaken to reverse the aforementioned harm arising from the retrospective works. Therefore, the Council accepts the alterations on the basis that the works are carried out within a defined time period (one year), completed within a defined period (a further 6 months) and that confirmation is provided to the Council once those works have taken place.

Recommendation: Application Permitted

Conditions:

- 1 **Regulatory Condition:** The works hereby permitted shall begin before the expiration of one year from the date of this consent and shall be completed within six months thereafter. Written confirmation of completion shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, and in accordance with Policy 34 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/26/0003

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		DC/26/0003	07.01.2026
Design & Access Statement	Heritage	NONE	05.01.2026
Floor plan	Ground Floor – Original & Current	25596 / LB100	05.01.2026
Location plan		NONE	05.01.2026
Floor plan	Ground Floor - Proposed	25596 / LB102	06.02.2026

DELEGATED

Case Officer sign/initial

Steve Astles

Date: 16.02.2026

Authorising Officer sign/initial

RHERMITAGE

Date: 02.03.2026