



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0983
Old Pinkhurst , Bashurst Hill, Itchingfield, West Sussex, RH13 0NY

DESCRIPTION:

Erection of a single storey rear extension, re-roofing of 2no. outbuildings, and relocation of an external boiler. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0982	Erection of a single storey rear extension, re-roofing of 2no. outbuildings, and relocation of an external boiler. (Householder Application).	Live Application
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 34 - Cultural and Heritage Assets

Barnes Green & Itchingfield Neighbourhood Plan 2024-2031

Policy 3 – Heritage Assets

Policy 12 – Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

Parish Comments:

The Parish Council has no comments to make on this application and no objections.

HDC Conservation Officer:

Satisfied the proposals will not harm the special interest of the listed building. No detailed conditions are required in this case.

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 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 seeks to conserve and sustain the 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.

Policy 3 of the Barns Green and Itchingfield Neighbourhood Plan states that proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures which seek to conserve heritage assets in a manner appropriate to their significance. Special regard shall be given to the desirability of preserving any heritage building, or its setting, and/or any features of special architectural interest which the building possesses. Development proposals for development within the Itchingfield Conservation Area and the setting within which it lies shall include measures which seek to conserve and enhance the Area.

Old Pinkhurst is a Grade II listed building, with its principal significance deriving from the original 17th Century timber-framed cottage. The proposed extension would be attached to a later addition rather than the historic core of the building and would not result in the loss of historic fabric. Its modest scale, discreet siting and use of matching materials would ensure that it remains subordinate to the existing building. HDC Conservation officer confirmed they are satisfied the proposals will not harm the special interest of the listed building.

The re-roofing of the modern outbuildings would enhance their appearance and would not affect the significance of the listed building. The relocation of the boiler externally would remove plant equipment from within the historic structure and would require only minimal alterations. Consequently, the proposal would preserve the special architectural and historic interest of the Grade II listed building and would not result in harm to its significance.

Recommendation: Application Permitted

Conditions:

- 1 **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.

- 2 **Regulatory Condition:** The works hereby permitted shall strictly accord with the materials as shown on plan references PL04, PL05, and PL06, and the details contained within the Heritage Statement received on 17.06.2026.

Reason: To ensure that 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.

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/26/0983

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan and Site/Block Plan	PL01	17.06.2026
Floor plan	Existing Floor Plans	PL02	17.06.2026
Elevation plan	Existing Elevations	PL03	17.06.2026
Elevation plan	Outbuilding A - Elevations	PL04	17.06.2026
Elevation plan	Outbuilding B - Elevations	PL05	17.06.2026
Plans	Proposed Floor Plan & Elevations	PL06	17.06.2026
Supporting Statement	Heritage Statement	NONE	17.06.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 04/08/2026

Authorising Officer sign/initial Tamara Dale Date: 10/08/2026