



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0114
2 Geerings Cottages , Dorking Road, Warnham, West Sussex, RH12 3RY

DESCRIPTION:

Installation of electric unvented direct cylinder to supply hot water to the taps in the upstairs bathroom and downstairs kitchen and toilet. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/21/2628 Installation of replacement windows and doors Application Permitted on 07.02.2022
(Listed Building Consent)

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Warnham Neighbourhood Development Plan (2017-2031).

Parish Design Statement:

Warnham 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 Officer:

Content the proposed hot water cylinder installation will not harm the special interest of the listed building. Satisfied no detailed conditions are required.

Parish Comments:

The Parish Council have no further comments or recommendations relating to this planning application, therefore recommend that HDC Planning make the final decision.

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 W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

2 Geerings Cottages is a Grade II listed building. The proposed installation of an electric unvented cylinder, associated pipework, electrics and extractor fan is justified as it meets an essential domestic need by providing reliable hot water to the bathroom, kitchen and WC. The design has been carefully developed to ensure no harm to the building's special architectural or historic interest. All works are confined to the newer, later addition of the building, avoiding any interventions in original historic walls, joinery, plaster, floors or external elevations.

Pipework is routed through the loft space or modern floor voids, and all electrics are installed within modern partitions, ensuring the historic fabric remains entirely undisturbed. The extractor fan ducting is positioned so that it exits through the newer structure under the eaves or through a roof tile, preventing changes to the heritage appearance of the principal elevations. The works are visually discreet, low impact, and fully reversible, aligning with best conservation practice by providing necessary modern services without harming significance. Following consultation with the Council's Design and Conservation Officer, it is considered that the proposal would not harm the special interest of the Listed Building.

The proposed installation of electric unvented direct cylinder to supply hot water to the taps in the upstairs bathroom and downstairs kitchen and toilet. would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

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 details contained within the Heritage Statement received on 26.01.2026.

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/26/0114

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Photos		NONE	26.01.2026
Photos		NONE	26.01.2026
Photos		NONE	26.01.2026
Photos		NONE	26.01.2026
Photos		NONE	26.01.2026
Photos		NONE	26.01.2026
Location plan	Location Plan	NONE	26.01.2026
Supporting Statement	Heritage statement	NONE	26.01.2026
Floor plan		NONE	26.01.2026
Block plan		NONE	18.02.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 30/03/2026

Authorising Officer sign/initial Tamara Dale Date: 14.04.2026