



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2125

Shermanbury Place , Brighton Road, Shermanbury, West Sussex, RH13 8HF

DESCRIPTION:

External and internal alterations and improvements. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0865	General repair and conservation works to house (Listed Building Consent)	Application Permitted on 14.08.2025
DISC/25/0339	Approval of details reserved by condition 2 and 3 to approved application DC/25/0865.	Application Permitted on 23.12.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Wineham and Shermanbury Plan 2014 – 2031

Parish Design Statement:

None

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:

Conservation Officer: No objection

Parish Comments:

None received

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 ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

The main dwelling, Shermanbury Place is a Grade II Listed Building and the listing details are as follows:

'James Dallaway's History of the Western Division of Sussex says that this house was rebuilt by John Challen about 1780 on the site of an old mansion then demolished. But he also gives a plate of the house. This, though very similar in character to the present house, is considerably smaller than the latter, and it presumably was enlarged or rebuilt about 60 years later. It is built of white brick on a stuccoed base and consists of a centre portion and 2 wings. Two storeys. The centre portion has 5 windows, of which the three centre window-bays project with a pediment over containing a round panel. Stringcourse, modillion cornice and blocking course. Hipped slate roof. Windows in moulded architrave surrounds but with their glazing bars missing. At the head of 5 segmental steps in the centre of the front a porch with pediment over has been added later. The wings are of lower elevation and have 2 windows each. At the east end of the house is a veranda covering the whole width of the house on this side. This consists of 4 pairs of coupled Doris columns. At the west end but detached from the house a tower has been added in the mid C19.'

The proposal seeks listed building consent for the external and internal alterations and improvements. The external works would comprise of like-for-like reconstruction of the timber veranda to the east elevation, the reopening of a blocked window with a new matching sash and shutters to match existing, and the adaptation of the music room bow window to incorporate French doors within the existing opening. Discreet ecological and energy-efficiency upgrades are also proposed to the roof, including bat access slates in accordance with ecological advice.

The internal works would consist of rationalising the west wing service range to provide a more coherent kitchen and ancillary suite; reopening a blocked fireplace; introducing a small concealed kitchenette in the east hall; installing a glazed fire-resisting screen to improve compartmentalisation whilst retaining visual permeability; and refurbishing and reconfiguring selected bathrooms and WCs using largely lightweight, reversible construction and existing drainage routes. Solar panels are also proposed to the roof.

It is considered that the proposed works would support the continued use of the property as a family home, whilst respecting its importance as a heritage asset. Following consultation with the Council's Conservation Officer, it is viewed that the proposals, subject to conditions, would preserve the buildings

special interest. The proposed solar panels would be set within the internal roof valley and would not be readily visible and therefore it is considered an appropriate balance between the preservation of the asset and the need for energy conservation.

The proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

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:
 - i) new/and/or/replacement windows, and 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, dormer construction, etc
 - method of opening
 - method of glazing
 - ii) Veranda
 These drawings must show:
 - materials
 - Column details
 - Roof and weathering details
- b) Specification and/or drawings fully describing method of underfloor heating, describing the affect on the appearance and fabric of historic and architectural features.

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).

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/25/2125

(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 & Block plan	Location Plan	2405SH_R2_000 Rev 000	18.12.2025
Floor plan	Existing and Proposed Ground Floor Plan	2405SH_R2_100 Rev 02	18.12.2025
Floor plan	Existing and Proposed First Floor Plan	2405SH_R2_101 Rev 01	18.12.2025
Roof plan	Existing and Proposed Roof Plan	2405SH_R2_102 Rev 00	18.12.2025
Elevation plan	Existing and Proposed East	2405SH_R2_200 Rev 01	18.12.2025
Elevation plan	Existing and Proposed South	2405SH_R2_201 Rev 00	18.12.2025
Plans	Proposed G4 - Cloak Room and WC	2405SH_R2_300 Rev 00	18.12.2025
Plans	Proposed G7 - Living Room (Former Farm Office)	2405SH_R2_301 Rev 02	18.12.2025
Plans	Proposed G10 - Kitchen	2405SH_R2_302 Rev 03	18.12.2025
Plans	Proposed breakfast room	2405SH_R2_303 Rev 01	18.12.2025
Plans	Proposed G16 - Music Room	2405SH_R2_304 Rev 01	18.12.2025
Plans	Proposed F2 - East Hallway	2405SH_R2_305 Rev 01	18.12.2025
Plans	Proposed F3 - Girls Spare Bedroom (Bed 5)	2405SH_R2_306 Rev 02	18.12.2025
Plans	Proposed F4 - East Hallway (Lower)	2405SH_R2_307 Rev 03	18.12.2025
Plans	Proposed F7 - Bathroom East Wing	2405SH_R2_308 Rev 01	18.12.2025
Plans	Proposed F7 - Bathroom East Wing	2405SH_R2_309 Rev 00	18.12.2025
Plans	Proposed F9 - Master Bath (Ensuite 1)	2405SH_R2_310 Rev 02	18.12.2025
Plans	Proposed F11 - North Bathroom	2405SH_R2_311 Rev 01	18.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 06.02.2026

Authorising Officer sign/initial Tamara Dale Date: 11.02.2026