



**TO:** Planning Committee (South)

**BY:** Head of Development

**DATE:** 18 June 2019

**DEVELOPMENT:** Alterations to facilitate the change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean to structure (Listed Building Consent)

**SITE:** Southlands Farm Southlands Lane West Chiltington Pulborough West Sussex RH20 2JU

**WARD:** West Chiltington, Thakeham & Ashington (previously Chanctonbury before May 2019 boundary changes)

**APPLICATION:** DC/19/0122

**APPLICANT:** **Name:** J.M Kensett **Address:** c/o Batcheller Monkhouse New Bartram House 3-5 Swan Court, Station Road Pulborough RH20 1RL West Sussex

**REASON FOR INCLUSION ON THE AGENDA:** To consider the application alongside DC/19/0121

**RECOMMENDATION:** To approve the application subject to conditions

## 1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

### DESCRIPTION OF THE APPLICATION

1.2 The application seeks Listed Building Consent for alterations to facilitate the change of use of the barn to a wedding venue, including the demolition of the single storey projections to the rear and their replacement. Other works include the replacement of the entrance doors and the laying of a wooden floor internally.

### DESCRIPTION OF THE SITE

1.3 The application site is positioned to the east of Southlands Lane, and is located outside of any defined built-up area boundary. The site therefore lies within the countryside in policy terms.

1.4 The barn forms part of a complex of rural buildings comprising Southlands Farm. The main farmhouse is a Grade II Listed Building, with the barn subject of the application considered to be curtilage listed. The application site also includes 2no. residential dwellings both under the ownership of the Applicant.

- 1.5 The site is surrounded by open countryside, with a number of buildings comprising both residential and commercial located to the west of the site.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

#### **National Planning Policy Framework**

#### **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

### RELEVANT NEIGHBOURHOOD PLAN

- 2.3 West Chiltington Parish Neighbourhood Development Plan: Pre-submission (Regulation 14). The relevant policies of the emerging neighbourhood plan are as follows:

Policy EE6: Rural Buildings

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.4 No relevant planning history

## 3. OUTCOME OF CONSULTATIONS

- 3.1 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](http://www.horsham.gov.uk)

### INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation: No Objection.**

Southlands barn is a significant historic building which reinforces the historic farmstead character of Southlands Farm. It is a building that will benefit from alternative uses if it is now redundant as a farm building. The proposal would not result in harm to the special interest of the Listed Building.

### OUTSIDE AGENCIES

- 3.3 N/A

### PUBLIC CONSULTATIONS

- 3.4 4 letters of objection were received from 4 separate households which raised concerns with the following:

- Use of fireworks
- Impact on amenity
- Noise impact
- Car movements

3.5 1 letter of support was received which can be summarised as follows:

- Diversification needed
- Barn does not accommodate modern farm practices
- Provide local employment
- Traditional barn must be preserved

3.6 **West Chiltington Parish Council:** No Comment.

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

6.1 The application seeks Listed Building Consent to facilitate the change of use of the building to a wedding venue, along with associated consent for the bar and seating area.

##### Special Character and Distinctiveness of the Listed Building

6.2 Paragraph 193 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

6.4 Policy 34 of the Horsham District Planning Framework (HDPF) states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

6.5 The barn subject of the application is considered to be a significant historic building that reinforces the historic farmstead character of Southlands Farm. The use as a wedding venue

would provide an alternative use for the redundant building and would ensure its continued use.

- 6.6 The works undertaken to facilitate the change of use include the installation of doors to the southern elevation of the main barn, laying of wooden floor within the main barn, removal of metal framed structure to north of the main barn and replacement with a wooden structure, new cladding added to the lean-to structure and the erection of a bar for use in connection with the wedding venue.
- 6.7 Following consultation with the Design and Conservation Officer, the proposal is not considered to result in harm to the significance of the Grade II Listed Building. The internal works undertaken are considered to reflect and reinforce the traditional character and significance of the building, and are considered to be appropriate alterations to facilitate the proposed use. While the extensions to the rear of the buildings has resulted in some impact on the interpretation of the traditional building, it is considered that the public benefit arising from the use outweighs the harm identified. The proposal is therefore considered to accord with Policy 34 of the Horsham District Planning Framework (2015).

### Conclusion

- 6.8 The proposal is considered to result in less than substantial harm, with the proposal contributing to the sustainable and continued use of the heritage asset. As such, the proposal is considered, on balance, to preserve the sustainable and continued use of the Grade II Listed Building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

## **7. RECOMMENDATIONS**

- 7.1 To approve the application. As the work has been completed, no conditions, other than a plans compliance condition are proposed.

Background Papers: DC/19/0121  
DC/19/0122