Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Springwells House 9 High Street, Steyning
DESCRIPTION:	
REFERENCE:	DC/26/1425
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed staircase will have an impact but on balance this is acceptable.	

MAIN COMMENTS:

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority 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.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority 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.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Dear Steve,

Springwells is one of the finer houses fronting High Street and reflects a provincial style of the eighteenth century. The house has been significantly extended over the years but it may be that the two storey rear wing, location of this proposal, is contemporaneous with or added not long after the principal range. It is constructed with a Flemish bond and not so grand as the principal elevation but with similar blue headers. In any case, investigation has identified substantial, and possibly hand sawn, timber members for the floor joists and stud walling. This would reinforce a late eighteenth century construction date.

It is difficult to date the existing staircase. It is a fairly utilitarian arrangement without decoration and placed behind the principal rooms at the front of the house. There is no evidence of any other staircase in this earliest portion of the house and it may have been a practical decision to retain space for polite and service rooms. The rear wing does have the remains of a large fire place on the ground floor and a large three or four flue chimney stack sits above it on the roof of the rear wing. This fire place will be concealed by the proposed lift partitions but will be accessible and sit within the new storage room. I am satisfied it no longer has the presence or ability to be fully appreciated in the existing room due to alterations made in the more recent past. Concealment will result in a low level of harm to the special interest of the listed building. The placing of a new staircase in the eighteenth century rear wing will have a significant impact. I am satisfied no decorative or architecturally significant will be lost as a result but am mindful that historic floor joists will be removed or cut to accommodate the stair well. However, I am content the level of harm is low and the public benefit of providing a more easily negotiated and safer staircase and lift will outweigh this harm. The facility will improve the experience of this local business and help to maintain its viability. This will in turn support the ongoing maintenance and repair of the listed building preserving it for the future. I have suggested conditions below.

Regards,
Seán

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Before any alteration work begins on site but after the rooms have been cleared and the carpets lifted, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

LB07 Submission of Details

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:

Drawings to a scale not smaller than 1:5 fully describing stair handrail, balusters and open string.

Details including drawings and/or diagrams of lift mechanisms and impact on the building.

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	13.11.26