HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	1 Tanbridge House, Tanbridge Park
DESCRIPTION:	Demolition of conservatory and construction of orangery
REFERENCE:	DC/25/0149
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Tanbridge House has been identified in the Horsham Town Local List as a locally listed building. The building is described as; *"Built by the Oliver Family in a neo-Jacobean style from red stock bricks, dressed with limestone and terracotta friezes. Originally a family house, then a girls school, before being sold to developers and converted into apartments. Inscription above the door reads "AD FOEDERA CRESCO" meaning , "I gain by treaties", the motto of the Oliver family crest which is also displayed. 3 storeys, with numerous gables and bays, large chimneys and turrets. c.1887."*

Locally listed buildings are a type of non-designated heritage asset. They are buildings of local historic and architectural significance that are designated by local planning authorities. Whilst locally listed buildings do not have the additional protections of listed buildings, their local heritage interest is a material consideration in the planning process.

The Horsham District Planning Framework 2015 policy 34 Cultural and Heritage Assets recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. This would include the designation and acknowledgement of locally distinctive buildings through a local list.

Paragraphs 207 - 211 of the NPPF outline the matters which must be taken into account where proposals affect heritage assets. Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important. Specifically, paragraph 216 of the NPPF states that

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

It would be suggested that the existing conservatory does not reflect the historic design and quality of the main building. Its removal would be seen as a benefit of the application scheme. The proposed orangery would be more sensitive to the building in terms of its design and appearance although further information would be required in terms of the detailing to the glazing bars, lantern etc. The preference would be for the use of more traditional materials such as timber with traditional lead work but overall on balance taking into consideration the nature of the application no objection would be raised.

ANY RECOMMENDED CONDITIONS:

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:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, roof lanterns etc.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii)Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

Reason: As this matter is fundamental to ensure that the significance of the 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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	12.03.2025