Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0733
46 London Road, Horsham, West Sussex, RH12 1AY

DESCRIPTION:

Internal alterations to remove walls in living room and kitchen (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0731	Replacing glass roof and internal alterations (Householder Application)	Withdrawn Application on 31.07.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):
Section 16 - Conserving and enhancing the historic environment

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

[Forest, Denne, Trafalgar] Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development
AIM2 - Conserving Heritage Assets

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:

Horsham District Council Conservation Department: No Objection

Following the submission of additional information, the walls to be removed appear to be modern partitions and am satisfied that their removal would not harm the buildings special interest. Informative is attached.

Parish Comments: Objection

Horsham Denne NC objected to the initial application. This was due to plans / documents being insufficient to fully assesses the proposal.

It is now considered that the information now received is sufficient to assess the proposal.

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

Section 16, Paragraph 201 of the NPPF (2023) states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 206 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

This application is for internal alterations to remove walls in living room and kitchen (Listed Building Consent) at 46 London Road, Horsham, West Sussex. 46 is a Grade II Listed Building (indexed 1974) described by Historic England along with 44 London Road as “Probably C18 cottages. 2 storeys. 3 windows. Weather-boarded above, brick with grey headers below. Plain tiled roofs. Some sash and some casement windows, glazing bars intact. 2 doors with hoods over supported by curved brackets”.

Initially, the application was for replacing glass roof and internal alterations however, this was revised down to just the internal alterations.

The works would see the existing walls that divide the kitchen removed in order to allow for a larger kitchen. Another existing wall that serves ‘room 3’ on the plans would also be removed which opens up the existing staircase. The walls are thought to be of limited historical value and are to be removed in order to restore original character of the building.

Following consultation with Horsham District Council Conservation Department, the proposed alterations would not harm the historic integrity of the dwelling. The proposed works are considered to remove walls that are not of historical interest and are therefore considered non contentious.

The proposed would preserve the historic interest of 46 London Road, 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.

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/24/0733
(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
Site plan		NONE	23.05.2024
Block plan		NONE	23.05.2024
Location plan		NONE	09.05.2024
Floor plan	Existing	1B	27.06.2024
Floor plan	Proposed	1B	05.08.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 15/08/2024

Authorising Officer sign/initial T Dale Date: 15.08.2024