Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0316
78 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
Internal rearrangement and re-fit out of the ground floor rear consultation areas (Listed Building Consent).

RELEVANT PLANNING HISTORY:

ST/64/85	New shop front Comment: Lbc (From old Planning History)	Application 18.10.1985	Permitted	on
ST/63/85	New shop front (From old Planning History)	Application 18.10.1985	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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:

HDC Conservation Officer: No Objection, informative recommended

Parish Comments:
No Objection

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 193 of the NPPF (2018) 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 194 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."

78 High Street is Grade II listed, it shares it's listing with the attached properties on it's north-western side, number 80 and 80A High Street. First listed in May 1980, listing details are as follows: One building. Three storeys. Three windows. Painted brick. Wide eaves bracket cornice. Hipped slate roof. Glazing bars intact above ground floor. Modern shop front. Group value.

The site is currently a practicing opticians. This application seeks listed building consent to rearrange and renew the ground floor rear consultation areas. No alterations to the front (High Street) elevation are proposed.

The works proposed are all internal (ground floor towards the rear of the building). This section of the building is believed is not original and is a later addition, however, due to its attachment to the main building, it is also included within the overall Grade II listing.

A rearrangement and renewal of the ground floor rear consultation areas is proposed and the demolition involved is largely modern fit-out elements; stud partitions (plasterboard), suspended ceiling, carpet floor finish etc. There are two localised areas of work proposed to existing masonry walls. This work is limited in nature and facilitates the proposed new layout of the consultation areas.

The proposed works have been consulted with the HDC Conservation Officer who commented that No.78 appears to form one half of an early to mid-nineteenth century double pile building. The ground floor has modern shopfronts but presumably there was always commercial space accessed from the High Street. At the rear there is a separately slate roofed portion of two storeys that may have been a stable and grooms accommodation or a workshop and storage space for the commercial premises. Beyond that is a rather ramshackle storage building of the twentieth century.

The interior on the ground floor retains little historic or architectural significance. The walls shown to be removed appear to be modern stud wall partitions and the removal is not contentious. There is little, if any, evidence of the historic spatial arrangement surviving. The only feature of note is an old fireplace in the two storey building. This is to be retained. It is considered that the proposed alterations will not result in harm to the listed building, preserving the historic interest of the Grade II Listed Building in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **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.

2 **Regulatory Condition**: All making good shall be carried out in traditional materials and finishes to match the existing building.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

INFORMATIVE
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/24/0316
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		A010	27.02.2024
Location plan		A000	23.02.2024
Floor plan	Existing ground	A100	23.02.2024
Details plan	Demolition	A110	23.02.2024
Floor plan	Proposed Ground	A120	23.02.2024
Photos	Front and Rear Elevations	A200	23.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 17.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.03.2024