Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0733
Spartan House, North Street, Horsham, West Sussex, RH12 1RD

DESCRIPTION:
Installation of 5No. metal grilles in the external wall of the building, installation of an air ventilation system to the ground and second floor. Replacement of the east facade timber boarding cladding with a new vented cement board system. Installation of wheelchair platform lift at the front entrance, replacement stairs to be relocated and installed. First Floor Terrace on North Elevation will have horizontal stainless-steel wires at 100mm centres added into the vertical balustrade posts to bring the installation into line with current building regulations.

RELEVANT PLANNING HISTORY:

DC/16/0168	Installation of additional Air Conditioning condenser units to rear of building at ground and basement level	Application Permitted on 26.04.2016
DC/16/0350	Removal of existing rotating doors and side doors. Installing new double doors with side panels.	Application Permitted on 18.03.2016
DC/16/1605	Retention within the East facing roof pitch of a fresh air exhaust	Application Permitted on 14.09.2016

DESCRIPTION OF THE SITE

The application site is located on the south-east side of North Street. The main property is a large four storey with basement car parking commercial office building situated in an area with similar sized commercial buildings.

The application site is located within Horsham built-up area. However, the main property is not a listed building nor does the site fall within a Conservation Area.

DESCRIPTION OF THE APPLICATION

This application seeks planning permission for the installation of 5No. metal grilles in the external wall of the building, installation of an air ventilation system to the ground and second floor. Replacement of the east facade timber boarding cladding with a new vented cement board system. Installation of wheelchair platform lift at the front entrance, replacement stairs to be relocated and installed. First Floor Terrace on North Elevation will have horizontal stainless-steel wires at 100mm centres added into the vertical balustrade posts to bring the installation into line with current building regulations.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3 – Character of development
Policy HB4 – Design of development

Parish Design Statement:
None

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 Environmental Health: No Objection

PUBLIC CONSULTATIONS:
Representations:
None received

Parish Comments:
Horsham Denne Parish Council: No Objection

Member Comments:
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

The main considerations material to this application relates to the appearance of the building and visual amenities of the street scene and the amenities of the adjacent occupiers.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan aims to maintain that development is expected to preserve and enhance the Character Area in which it is located. The design of new

development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.

Furthermore, Policy HB4 of the Horsham Blueprint Business Neighbourhood Plan states that the development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment.

The proposal seeks to refurbish an existing commercial office building which would involve the installation of 5No. metal grilles in the external wall of the building, installation of an air ventilation system to the ground and second floor. Replacement of the east facade timber boarding cladding with a new vented cement board system. Installation of wheelchair platform lift at the front entrance, replacement stairs to be relocated and installed. First Floor Terrace on North Elevation will have horizontal stainless-steel wires at 100mm centres added into the vertical balustrade posts to bring the installation into line with current building regulations.

The proposed external alterations have been designed to be in keeping with the main building. The metal grilles would be suitably positioned away from the principal elevation and would be small scale discreet in colour. The provision of improved disabled access platform lift at the front entrance would be viewed as a positive alteration.

Overall, it is considered that the proposed development would not appear prominent or harmful to the street scene or the wider surroundings. The visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Following consultation with the Council's Environmental Health Officer it is acknowledged that a new air ventilation system is proposed with associated external grilles, however given the size of the proposed grilles any noise impacts to offsite receptors is likely to be negligible.

Due to the nature of the development relating to the refurbishment of an existing commercial office building, it is considered that the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality:

The application relates to the refurbishing existing commercial office building and there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

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/25/0733

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	02.05.2025
Location plan		NONE	02.05.2025
Location plan		2479-PL-001 REV P1	02.05.2025
Block plan	Proposed	2479-PL-002 REV P1	02.05.2025
Floor plan	Proposed ground	2479-PL-002 REV P1	02.05.2025
Floor plan	Proposed second	2479-PL-102 REV P1	02.05.2025

Elevation plan	Proposed North	2479-PL-210 REV P1	02.05.2025
Elevation plan	Proposed South	2479-PL-211 REV P1	02.05.2025
Elevation plan	Proposed West	2479-PL-212 REV P1	02.05.2025
Elevation plan	Proposed East	2479-PL-213 REV P1	02.05.2025
Photos		2479-PL-400 REV P1	02.05.2025
Floor plan	Existing ground	2479-PL-Ex001 REV P1	02.05.2025
Floor plan	Existing second	2479-PL-Ex102 REV P1	02.05.2025
Elevation plan	Existing second	2479-PL-Ex210 REV P1	02.05.2025
Elevation plan	Existing South	2479-PL-Ex211 REV P1	02.05.2025
Elevation plan	Existing West	2479-PL-Ex212 REV P1	02.05.2025
Elevation plan	Existing East	2479-PL-Ex213 REV P1	02.05.2025
Layout plan	Proposed ground	224035/M/3100 REV T1	02.05.2025
Layout plan	Proposed second	224035/M/3102 REV T1	02.05.2025
Supporting Statement		NONE	02.05.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 31.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 01.08.2025