Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1615
Church Centre, Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Removal of existing sign and installation of replacement sign on the north wall of the centre (Listed Building Consent) (Part Retrospective)

RELEVANT PLANNING HISTORY:

DC/23/1616	Installation of 1x non-illuminated replacement wall sign	Pending Consideration

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

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

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

Parish Design Statement:
Horsham Town Design Statement

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 to the amended proposed handwritten sign board with hardwood frame.

Parish Comments: Horsham Denne NC has no objection in principle to the replacement of the sign, but considers the modern sign is out of character in Causeway (the most important street in the conservation area).

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."

The Church Centre is a Grade II listed building within the Horsham Town Conservation Area. It was previously part of The Manor House School and was gifted to St. Mary's Church in 1971. The Manor House School occupied this area of the town centre, which included the neighbouring building (now residential flats). Since 1971 the Centre has been used by St. Mary's Church as a Parish office and meeting rooms. There is also a small chapel in the centre. The building is used 7 days a week for Church activities and public lettings. At the rear of the property (via the driveway at the side of the building) is the Church car park that is let out to private parking Monday to Saturday.

The application seeks to replace the previous painted wooden sign on the north wall of the building which identifies the building and it's various meeting rooms. The old sign which was approximately 1.05 m x 1.05 m in size, has been removed as it had deteriorated such that it was considered a potential hazard. Once removed it was considered by the Applicant that it could not be repaired and has been disposed of. It is proposed to install a new sign of similar size as the original, with a frontal colour scheme (dark blue) and church logo to closely match the sign outside St Mary's church.

Preapplication advice has previously been provided for this application for a replacement sign. The proposed replacement sign would be in the same position and similar size as the previous sign. The amended proposed sign, following consultation with the HDC Conservation officer, is a Hand Written Sign Board 1200mm x 845mm. with hardwood frame the depth of the sign is 25mm. The frame width is 38mm. The graphic and colour scheme would be dark blue and have a church logo to closely match the existing sign outside St Marys Church on the Causeway.

Manufactured from exterior MDF and hardwood frame. Primed, uncoated and gloss painted using high quality exterior paints. All sign writing to be in enamel except for the gold crucifix to be in gold leaf.

The appearance of the proposed replacement Church Centre sign would match the existing church sign that is located in front of St Marys Church and following consultation with the HDC Conservation Officer that the proposed amended sign is considered acceptable. The overall appearance would be a dark blue sign of similar appearance to the church sign, and in matching the church sign would retain the link between the buildings.

The proposed signage would preserve the historic interest of the Causeway and existing Grade II Listed Buildings, 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**: The sign hereby permitted shall be composed of painted timber, and finished with hand painted lettering.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity, and to preserve the character of the wider conservation area, in accordance with Policies 33 and 34 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/23/1615
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and proposed - Amended	NONE	09.04.2024
Photos	Photo of sign to be replaced	NONE	06.11.2023
Supporting Statement	Heritage	NONE	29.08.2023
Location plan		NONE	29.08.2023
Photos	Sign, as existing	NONE	29.08.2023
Photos	Image of Sign, as proposed	NONE	29.08.2023
Supporting Statement	Sign, as proposed	NONE	29.08.2023
Supporting Statement	St Mary's Church Sign, as existing	NONE	29.08.2023
Block plan		NONE	16.11.2023

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 16.04.2024