Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1616
Church Centre, Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Installation of 1x non-illuminated replacement wall sign (Advertisement Consent)

RELEVANT PLANNING HISTORY:

DC/23/1615	Removal of existing sign and installation of replacement sign on the north wall of the centre (Listed Building Consent) (Part Retrospective)	Pending Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 14- Shop Fronts and Advertisements
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
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: 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

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 in aluminium, using two of the same fixing positions plus two others, with a frontal colour scheme (dark blue) and church logo to closely match the sign outside St Mary's church. 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.

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.

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 replacement sign would not harm the appearance of the building or wider streetscene, and would not result in hazard to public safety, in accordance with Policies 14, 25, 26, 32, 33 & 34.

Recommendation: Application Permitted

Conditions:

2 **Advert Condition**: No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
b) obscure, or hinder, the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
c) hinder the operation of any device used for purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In the interests of the visual amenities of the locality.

3 **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/23/1616

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos	Photo of sign to be replaced	NONE	06.11.2023
Block plan		NONE	16.11.2023
Photos	Image of Sign, as proposed	NONE	29.08.2023
Photos	Sign, as existing	NONE	29.08.2023
Location plan		NONE	29.08.2023
Photos	St Mary's church sign, as existing	NONE	29.08.2023
Photos	Sign, as proposed	NONE	29.08.2023
Details plan	Sign, as proposed	NONE	05.10.2023
Elevation plan	Existing and proposed - Amended	NONE	09.04.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	09.04.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	16.04.2024