DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0851
62 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:

Installation of handrails to both sides of existing front entrance (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DISC/21/0235	Approval of details of reserved by conditions 3, 4 and 5 to approved application DC/18/1688.	Application Permitted on 25.10.2022
DISC/19/0098	Approval of details reserved by condition 3 on DC/18/0497	Application Permitted on 31.10.2019
DISC/19/0096	Approval of details reserved by conditions 3, 4 and 5 on DC/18/0496	Application Permitted on 31.10.2019
DC/19/0334	Installation of a window to front elevation and internal alterations to ground floor office space (Full Application)	Application Permitted on 18.04.2019
DC/19/0335	Installation of a window to front elevation and internal alterations to ground floor office space (Listed Building)	Application Permitted on 18.04.2019
DC/19/0358	Erection of 1 x Office front sign and 1 x wall hanging sign	Application Permitted on 18.04.2019

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

Further details submitted on 16.07.2024 are sufficient to avoid the need for a pre-commencement condition

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 205 of the NPPF (2023) 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 206 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."

No.62 High Street Steyning is within Steyning Conservation Area and has Grade II Listing: ‘north-east side Nos 60 and 62 TQ 1711 24/101 II GV C17 or earlier timber-framed building of unusual height (three storeys) refronted with red brick on ground floor and tile-hung above. Tiled roof. Three windows. Doorway with pilasters, projecting cornice and panelled reveals. Modern windows. At northwest end of first floor is a blocked original three-light window with wooden mullions. Listing NGR: TQ1760111238’.

Listed Building Consent is sought to provide handrails to either side of the front entrance to 62 High Street. The proposal is for a matching pair of wrought iron style handrails either side of the entrance in a traditional style. Following advice from HDC Conservation and to avoid a pre-commencement condition of approval, a Proposed Handrail Fixing Method Statement has been provided.

The design. materials and fitting approach for the handrails is considered sufficient to preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The works hereby approved shall be carried out in strict accordance with the Method Statement for Fitting/Fixing Etc by Rathbone Miller dated 16.07.2024.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

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/24/0851
(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
Location plan	Location Plan	NONE	03.06.2024
Location & Block plan	Location and Block Plan	22517-101	03.06.2024
Elevation plan	Existing & Proposed Entrance Plan, Elevation and Section	22517-102 REV A	06.06.2024
Supporting Statement	Method Statement for Fitting/Fixture Etc	NONE	16.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.07.2024

Authorising Officer sign/initial Tamara Dale Date: 01.08.2024