



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0749
25 East Street, Horsham, West Sussex, RH12 1HH

DESCRIPTION:

External alterations and repair works to front elevation of building, internal alterations and installation of a cooking extract flue to rear. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0748 External alterations and repair works to front elevation of building and installation of a cooking extract flue to rear. (Full Application) Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

[Forest, Denne, Trafalgar] Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:

AIM2 - Conserving Heritage Assets

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:

Satisfied the proposal is acceptable in principle. The increase in external flues and ducting will not be visible from sensitive areas and will ensure the business is able to meet current standards. These will not be fitted to historically significant parts of the building so will not affect historic fabric.

The redecoration of the principal elevation is agreeable.

Parish Comments: Support

Subject that the impact on the listed building is kept to a minimum and any heritage aspects that cause concern are addressed

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

Section 16, Paragraph 208 of the NPPF (2024) states that "[l]ocal planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

This application is for External alterations and repair works to front elevation of building, internal alterations and installation of a cooking extract flue to rear. (Listed Building Consent) at 25 East Street, Horsham. 25 East Street currently occupied by 'Hong Kong', a Chinese / Cantonese and Peking cuisine take away business. 25 East Street is a Grade II Listed Building (indexed 1998 as a collective listing as 19-25 East Street). Historic England provide a lengthy description of the collective listing:

"Two shops, originally house. C15 two bays of open hall with two bay crosswing, extended to rear and west in C17, altered and extended in early to mid C18, further extended and altered in late C18 and early C20 and renovated in late C20. Timberframed building, clad in weatherboarding, apart from no 25 which is stuccoed, and renewed tiled roof with gablet to no 23. Nos 19-21 are two storeys, no 25 one storey and attics; 4 windows. Nos 19 and 21 have early C19 six-pane sashes with horns, no 23 C20 casement and no 25 a C20 flat-roofed dormer and large 8-pane shopfront and door. Nos 19-23 have late C20 shopfront with cement rendered piers and large panes. The interior of no 25 retains two C15 bays of an open hall with curved and chamfered tie beam and curved braces. Sooted roof reported. No 23 has C15 crosswing, originally with 2 rooms on ground floor and single chamber above served by garderobe, but the garderobe was lost when the C17 kitchen wing was built to the rear. Blocked doorcase into no 25 with pintle hinges. First floor has passing braces, arch braces and plain crownpost with two way head brace to collar purlin. Wattle and daub panel with wall painting of geometrical white and red designs on one side and a black design on the other. Ground floor has deep chamfered beams with lambs tongue stops and groove evidence for a former stave partition.. C17 kitchen extension to rear has painted stone base and square framed panels above with brick infill. Nos 19-21 have clasped side purlin and collar construction roof, probably the original C17 roof heightened in the C18. Probably there was originally a service bay to the C15 hall-house on the east.[Barbara and David Martin "A brief archaeological survey of 19,21,23 East Street Horsham" 1997. Annabelle Hughes Horsham Houses" 1986 p100 and 135]"

In consultation with HDC's Conservation Officer, it is considered that "the increase in external flues and ducting will not be visible from sensitive areas and will ensure the business is able to meet current

standards. These will not be fitted to historically significant parts of the building so will not affect historic fabric". As such, the proposal would see a limited impact on the Listed Building itself as additions owing to the development are not attached to any historical element of the building. This, along with the tallest part of the development (flues) being positioned to the rear and below the roof slope would preserve the historic appreciation of the building from its principal elevation and would not disrupt the wider conservation area. As such, it is not envisioned that the proposal would result in a reduction in the ability to read the historic buildings special character or dilute its form.

It is therefore considered the proposal would preserve the historic interest of the Grade II Listed Building in accordance with the development policies.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 3 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

Drawings to a scale not smaller than 1:5 fully describing:

- replacement windows.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and 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:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external wall of the building.

Reason: To ensure that the significance of the designated heritage asset, and 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:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and 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).

- 6 **Regulatory Condition:** All building works, finishes, and making-good shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved

in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason: To ensure that the significance of the designated heritage asset, and 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

The Applicant is advised that any new signage (if installed) to the fascia may require the benefit of Listed Building Consent.

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/26/0749

(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
Plans	Proposed Kitchen Ventilation Internal Plan / Section A-A	M4302 01	13.07.2026
Plans	Proposed Kitchen Ventilation External High / Low Level Plan	M4302 02	13.07.2026
Elevation & Floor plan	As Existing	ADC 1716/01	08.05.2026
Elevation & Floor plan	Proposal	ADC 1716/02A	14.07.2026
Location & Block plan	Site Plans	ADC 1716/LP	08.05.2026
Plans	Proposed Kitchen Ventilation External Section B-B, C-C & D-D	M4302 03	13.07.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 14/07/2026

Authorising Officer sign/initial TDale Date: 29.07.2026