



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0105

The Crown Hotel, Carfax, Horsham, West Sussex, RH12 1DW

DESCRIPTION:

Installation of replacement signs to the exterior of the building to include 1x pictorial projecting sign, 3x sets of individual house name letters, 2x door plaques, 2x menu cases, 6x lanterns, 2x amenity boards and 2x CCTV signs. Repainting of the exterior. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0077

Installation of replacement signs to the exterior of the building to include 1x pictorial projecting sign, 3x sets of individual house name letters, 2x door plaques, 2x menu cases, 6x lanterns, 6x floodlights, 2x amenity boards and 2x CCTV signs.

Pending

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036

Policy HB3: Character of development

Policy HB4: Design of development

Horsham District Local Plan (2023-40) (Regulation 19)

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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: Advice

Neighbourhood Council:

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 212 of the NPPF (2024) 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 213 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."

Policy 34 of the HDPF recognises the importance of heritage assets as irreplaceable resources and seeks to continue to preserve and improve the setting of heritage assets.

The Crown Hotel is a Grade II listed building situated within the Horsham Town Centre Conservation Area and has a prominent position in a corner location near the centre of the historic marketplace. Listed Building Consent is sought to install replacement of existing signs and lighting to the exterior of the building. All existing signs will be removed and replaced and any fixing holes made good before the building is repainted to match existing.

Following officer advice the amount of lighting initially proposed was reduced in plans received 16.03.2026 and the initially proposed floodlights were withdrawn on 16.04.2026. The proposals consist of:

- 1x projecting double sided aluminium pictorial sign (Item 01). 8W LED spotlight, warm white illumination. This item is a simple pictorial panel replacement, and the existing spotlights will be replaced with new of the same size and illuminance. Max 250 Candelas per square meter (cd/m²).
- 3x sets of individual replacement fascia house name letters (Items 02B, 02C, 02D). Illuminated by 3 brass swan neck cowl lights. Construction: Polished/lacquered brass or powder-coated black. Light Source: ES27 (large screw) LED bulbs, 9W to 12W. Lumens: 780 lm (Warm White) - 960 lm (Cool White). Dimensions: ~ 250mm diameter dome; 380mm-470mm projection. IP Rating: IP23 (downward facing). These cowl lights will replace the floodlights which currently illuminate the existing letters. Max 250 Candelas per square meter (cd/m²)
- 2x door plaques (Items 03A, 03B). Non-illuminated etched plaque hand painted and mounted to timber plinth
- 2x menu cases (Items 04A, 04B). Painted copper, A3 sized, with warm white illumination. These would be back lit with low level illumination and replace existing menu cases of the same type. Max 250 Candelas per square meter (cd/m²).
- 4x brass lanterns (Items 05A-05D) featuring warm white illumination, bottom fixed scroll bracket. These would replace the existing lanterns of the same style and illuminance but finished brass. Max 250 Candelas per square meter (cd/m²).

- 2x wall mounted timber amenity chalkboard signs (Items 08A and 08B) measuring 790mm x 1000mm (12mm birch plywood panel, 32mm bullnose natural timber trim, painted chalkboard area, 25 x 25 mm aluminium fixing angle)
- 2x CCTV signs (Items 09A and 09B) measuring 350mm x 350mm.
- 2x Stratford small lanterns (items 10A and 10B) painted copper, warm white illumination, bottom fixed scroll bracket. Max 250 Candelas per square meter (cd/m2)
- Repainting of the exterior to match existing

The application was consulted with HDC Conservation, the majority of the proposals were considered to preserve the historic and architectural significance of the listed building, there was concern expressed at the number of lights proposed, and the initial lighting proposed has been reduced as below:

- Over the 3x sets of individual replacement fascia house name letters (Items 02B, 02C, 02D) the swan neck cowl lights have been reduced from 4no. to 3no.
- Brass lanterns reduced to 4no. larger (Items 05A-05D) and 2no. smaller (Items 10A and 10B)
- Floodlights withdrawn

The amended plans to reduce the lighting is considered to better respect the historic character of the conservation area and the listed building. The proposal would preserve the historic interest of the Grade II Listed Building, 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.

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/26/0105

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	19.01.2026
Elevation plan	Existing	202498 REV B	19.01.2026
Plans	Existing Signage	202498 REV B	19.01.2026
Plans	Existing Signage	202498 REV B	19.01.2026
Location plan		202498 REV D	16.04.2026
Elevation plan	Proposed	202498 REV D	16.04.2026

Plans	Proposed Signage	202498 REV D	16.04.2026
Plans	Proposed Signage	202498 REV D	16.04.2026
Plans	Proposed Signage	202498 REV D	16.04.2026
Plans	Proposed Signage	202498 REV D	16.04.2026
Site plan		202498 REV B	16.04.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 05.05.2026