Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0448
Minstrels, 30 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Variation of condition 4 of previously approved application reference DC/22/0410 (Variation of condition 1 of previously approved application reference DC/21/2378 (Alterations, repairs and extension to a Grade II Listed Building (Listed Building Consent)). Variation sought to allow for demolition of existing shed and erection of a replacement outbuilding. Alterations to the roof of the staircase enclosure. Alterations to the width of the proposed extension, removal of the glass canopy and replacement of wall with sliding door.) Relating to changes to external finishes.

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/21/2378 | Alterations, repairs and extension to a Grade II Listed Building. (Listed Building Consent) | Application Permitted on 23.12.2021 |
| DC/24/0449 | Render finish to new extension and on brick wall in-fill of 1958 extension to elevations at rear of property (Listed Building Consent). | Pending Consideration |
| DC/22/2047 | Variation of condition 1 of previously approved application reference DC/21/2378 (Alterations, repairs and extension to a Grade II Listed Building (Listed Building Consent)) to allow for an in-fill extension under the south rear elevation. | Application Permitted on 12.01.2023 |
| DC/22/1873 | Variation of condition 1 of previously approved application reference DC/21/2377 (Alterations, repairs and extension to a Grade II Listed Building (Householder Application)) to allow for an in-fill extension to the south rear elevation. | Application Permitted on 12.01.2023 |
| DISC/22/0177 | Approval of details reserved by conditions 3 and 4 on application DC/22/0410. | Application Permitted on 08.09.2022 |
| DC/22/0559 | Variation of condition 1 of previously approved application reference DC/21/2377 (Alterations, repairs and extension to a Grade II Listed Building (Householder Application)). Variation sought to allow for demolition of existing shed and erection of a replacement outbuilding. Alterations to the roof of the staircase enclosure. Alterations to the width of the proposed extension, removal of the glass canopy and replacement of wall with sliding door. | Application Permitted on 12.09.2022 |
| DC/22/0410 | Variation of condition 1 of previously approved application reference DC/21/2378 (Alterations, repairs and extension to a Grade II Listed Building (Listed Building Consent)). Variation sought to allow for demolition of existing shed and erection of a replacement outbuilding. Alterations to the roof of the staircase enclosure. Alterations to the width of the proposed extension, removal of the glass canopy and replacement of wall with sliding door. | Application Permitted on 18.05.2022 |

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

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."

Alterations, repairs and extension to the Grade II Listed Building were granted permission on 23rd December 2021 under DC/21/2378 (LBC) and DC/21/2377 (Householder). Included in the approval were the drawings listed under condition 1. Variations of Condition 1 were applied for with Householder Planning DC/22/0559 (approved 12/09/22) and Listed Building Consent DC/22/0410 (approved

18/5/22), Householder Planning DC/22/1873 (approved 12/01/23) and Listed Building Consent DC/22/2047 (approved 12/01/23). Those variations included alterations to the width of the extension and fenestration, the staircase enclosure roof and the removal and replacement of an existing shed and in-fill with a wall at the back of the garage between two existing columns and providing further structural support for the wooden joists supporting the first floor. As a result of studying the aesthetics of the building, proposals are being made to replace the original proposed cladding and garage exterior wall finishes with high performance render. On the exterior walls of the new extension it is proposed to replace the original tile cladding with high performance render and to replace the original brick wall finish on the in-fill under the garage with a high-performance render.

The application has been consulted with the HDC Conservation Team. The proposal seeks to amend the agreed external materials to a coloured render. Although the use of a white render would be resisted as this would result in a harsh juxtaposition with the original building the proposed colour render is considered would represent a softer transition. No objection is therefore be raised.

The proposed coloured render would 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 works hereby permitted shall begin before the 23.12.2024.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 **Regulatory Condition**: The works shall be undertaken in strict accordance with the approved detailed drawings as per DISC/22/0177, in addition to the approved schedule of materials as per the attached plans list.

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).

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.

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**Plans list for: DC/24/0448**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | S101 | 22.03.2024 |
| Elevation plan | Proposed north | W302 REV C | 22.03.2024 |
| Elevation plan | Proposed South | W301 REV C | 22.03.2024 |
| Elevation plan | Proposed West | P300 REV D | 22.03.2024 |
| Floor plan | Approved Ground | P100 REV D | 22.03.2024 |

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|---|---|---|---|
| Elevation plan | Approved East | S300 | 22.03.2024 |
| Elevation plan | Approved North | W302 REV B | 22.03.2024 |
| Elevation plan | Approved South | P302 REV B | 22.03.2024 |
| Supporting Statement | Planning | none | 22.03.2024 |
| Supporting Docs | BBA Silicon Renders | none | 22.03.2024 |
| Supporting Docs | Render details | none | 22.03.2024 |

**Plans list for: DISC/22/0177**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Specification Z12 Preservative Treatment | NONE | 23.06.2022 |
| Supporting Docs | Specification K31 Fixed Inner Walls | NONE | 23.06.2022 |
| Supporting Docs | Kingspan K7 Insulation Brochure | NONE | 23.06.2022 |
| Supporting Docs | Specification K11 Rigid Sheet Flooring/ Sheathing/Linings | NONE | 23.06.2022 |
| Supporting Docs | Specification L2 Doors and Frames | NONE | 23.06.2022 |
| Supporting Docs | Marmox Thermoblock Load Bearing Thermal Insulation Block | NONE | 23.06.2022 |
| Supporting Docs | Specification R12 Drainage Below Ground and Within the Structure | NONE | 23.06.2022 |
| Supporting Docs | Specification T32 Low Temperature Hot Water Heating | NONE | 23.06.2022 |
| Details plan | Rear Extension Structural Details Plan | 21565-01A | 23.06.2022 |
| Details plan | Extension Link Roof Detail | W808/A | 23.06.2022 |
| Supporting Docs | Specification R10 Rainwater Pipework/Gutters | NONE | 23.06.2022 |
| Supporting Docs | Schedule W402B Windows | NONE | 23.06.2022 |
| Supporting Docs | Specification H62 Natural Slating to Roof Extension | NONE | 23.06.2022 |
| Supporting Docs | Specification L10A Hardwood Frame Windows and Glazing | NONE | 23.06.2022 |
| Supporting Docs | Specification g20 carpentry/repair of existing timbers framing/first fixing/thermal insultation | NONE | 23.06.2022 |
| Details plan | Extension roof to door detail plan | W812/B | 23.06.2022 |
| Supporting Docs | Kingspan Kooltherm K108 Cavity Board | NONE | 23.06.2022 |
| Supporting Docs | Specification f30 accessories/sundry items for brick/block bituminous membrane | NONE | 23.06.2022 |
| Supporting Docs | Specification m10 proprietary screeds | NONE | 23.06.2022 |
| Supporting Docs | Specification v90a general lighting and power | NONE | 23.06.2022 |
| Supporting Docs | Specification z20 fixings/adhesives | NONE | 23.06.2022 |

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| Supporting Docs | Calculation Package | NONE | 23.06.2022 |
| Details plan | Extension roof ridge detail | W813 | 23.06.2022 |
| Details plan | Boundary Wall Foundation Detail | W814/A | 23.06.2022 |
| Supporting Docs | Specification s12 hot and cold water | NONE | 23.06.2022 |
| Supporting Docs | Specification q25 pavings | NONE | 23.06.2022 |
| Supporting Docs | Specification h71 lead sheet flashings soakers and sheeting | NONE | 23.06.2022 |
| Supporting Docs | Specification r11 foul drainage above ground | NONE | 23.06.2022 |
| Details plan | Garage Foundation Detail | W816 | 23.06.2022 |
| Details plan | Extension door to foundation detail | W815/B | 23.06.2022 |
| Details plan | Staircase Foundation Detail | W805/B | 23.06.2022 |
| Details plan | Garden Wall to Gutter Detail Plan | W811/B | 23.06.2022 |
| Supporting Docs | Kingspan Kooltherm - k118 Insulated Plasterboard | NONE | 23.06.2022 |
| Supporting Docs | Specification k10 plasterboard fireline board plasterboard/fireline board with skimcoat finish | NONE | 23.06.2022 |
| Supporting Docs | Specification Z21 Mortars | NONE | 23.06.2022 |
| Supporting Docs | Specification Z22 Sealants | NONE | 23.06.2022 |
| Details plan | Staircase Overhang Detail | W806/A | 23.06.2022 |
| Supporting Docs | Specification f10 brick/block and stone walling | NONE | 23.06.2022 |

**DELEGATED**

Case Officer sign/initial Steve Astles Date: 13.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.05.2024