Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0449
Minstrels, 30 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Render finish to new extension and on brick wall in-fill of 1958 extension to elevations at rear of property (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0448	Variation of condition 4 of previously approved application reference DC/21/2378 (Alterations, repairs and extension to a Grade II Listed Building. (Listed Building Consent)) Relating to changes to external finishes.	Application 17.05.2024	Permitted on
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 12.01.2023	Permitted on
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 12.01.2023	Permitted on
DISC/22/0177	Approval of details reserved by conditions 3 and 4 on application DC/22/0410.	Application 08.09.2022	Permitted on
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 12.09.2022	Permitted on
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 18.05.2022	Permitted on
DC/21/2378	Alterations, repairs and extension to a Grade II Listed Building. (Listed Building Consent)	Application 23.12.2021	Permitted on
DC/21/2377	Alterations, repairs and extension to a Grade II Listed Building (Householder Application).	Application 23.12.2021	Permitted on

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

Condition:

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/24/0449
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
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 Statement	Heritage	none	22.03.2024
Elevation plan	Existing	P301 REV B	22.03.2024
Design & Access Statement		none	22.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.05.2024