Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0942
Mulberry House, 8 The Square, Storrington, West Sussex, RH20 4DJ

DESCRIPTION:
Installation of two air conditioning units on North and East Elevations (Full Planning).

RELEVANT PLANNING HISTORY:

DC/24/0940	Replacement of the lower sashes and repairs to three ground floor windows on the southern front elevation (Listed Building Consent)	Pending Consideration
DC/24/0943	Installation of two air conditioning units on North and East Elevations (Listed Building Consent)	Application Permitted on 16.10.2024

SITE AND SURROUNDS

The application site is located within the Storrington Conservation Area and comprises a Grade II* Listed Building. Mulberry House is a large two storey detached brick building which is set back from The High Street and holds a prominent position within The Square in Storrington village. The building is occupied by Henry Adams Estate Agents and contains offices internally.

The building's listing description as shown on Historic England 's website is set out below: C18. Two storeys. Six windows, easternmost window-bay recessed. Red brick. Painted stringcourse. Parapet with pediment over the centre window-bay containing a dummy lunette window in the tympanum. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.

The building has a walled forecourt which historically formed part of the market when it was held in the central square. North Street and Brewers Yard run either side the site. Vehicular access is gained to the building and carpark from the south via land which is owned by West Sussex County Council. The site surroundings comprise a compact medieval street pattern formed of The Square, West Street and Church Street. The surrounding properties comprise a mixture of two and three storeys, with a mix of commercial and residential use, varying designs and use of materials.

DETAILED DESCRIPTION

This application seeks planning permission for the installation of two external air conditioning units and associated works to facilitate their installation. The air conditioning units will be located at ground floor level adjacent to the northern rear and eastern side elevations of the existing building. The proposed air conditioning units will be installed through the following method:

Northern Rear Air Conditioning Unit - Floor mounted external unit, will have 1x 100 – 150mm hole core drilled through the external wall to allow access to the building. Roughly 2m internal ceiling mounted pipework, then 1 hole drilled through the internal wall 100mm diameter to feed the wall mounted unit.

Eastern Side Air Conditioning Unit - Floor mounted external unit, will have 1x 100 – 150mm hole core drilled through the wooden access panel to basement to allow access to the building. Pipework run

internally through basement to be fed up through the cupboard in the office to hide pipework, into the ceiling void. 2x units on either side of wall fed from the ceiling void.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Storrington Sullington and Washington Neighbourhood Plan:
Policy 5 Storrington Village Centre Retail Area
Policy 6 Development in Storrington Village Centre
Policy 14 Design

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: No Objection

HDC Environmental Health: No Objection, conditions recommended

Historic England: No Objection / No Comment

Parish Comments:

No Objection

Representations:
None received

Member Comments:
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

Principle of Development:

The application site comprises an established commercial offices unit. The proposal relates to the installation of two air conditioning units externally positioned on the North and East Elevations for internal air conditioning that would support and contribute to the vitality and viability of the premises. It is therefore considered that the proposed works are acceptable in principle, subject to all other material considerations.

Design and Appearance and Heritage Impacts:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the townscape character from inappropriate development. Proposal should consider landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 205 of the NPPF 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy 5 of the Storrington, Sullington and Washington Neighbourhood Plan considers the Storrington Village Centre Retail Area and states that the primary retail area in Storrington will be retained for the uses defined in Class A of the Town and Country Planning Use Classes Order i.e. shops, financial and professional services, food and drink, drinking establishments and takeaways. This policy restates the importance of protecting the commercial uses of the defined Storrington village centre to sustain its vitality and viability as well as the protection of the historic core of the village and therefore regard

should be given to the Storrington & Sullington Parish Design Statement which was adopted as supplementary planning guidance by HDC in 2010. The Draft SA report assesses this policy as having a number of positive but otherwise neutral likely effects in achieving sustainable development in Storrington.

The northern boundary is enclosed by existing close boarded timber fencing and the air conditioning unit to the rear will not be visible from North Street. To the east there is existing planting which will largely screen and obscure the side air conditioning unit from views from Brewers Yard.

The proposed works would result in harm to the significance of the listed building through the addition of modern air conditioning units. However, the units would be placed in inconspicuous locations which would limit the level of harm. Within the building the units would be placed on the internal walls. There are limited decorative features within the affected rooms and the units would be placed so that what features there are, are undisturbed. It is considered that the proposals would result in less than substantial harm to the special interest of the building. This harm though is also offset against the public benefits which include enabling its viable use as an office.

The positioning of the proposed air conditioning units are inconspicuous locations which would limit the level of harm and visual impact on the character and appearance of the historic building within Storrington Conservation Area. The works to facilitate the installation of the air conditioning units are to be kept to a minimum with only small holes to be drilled in the walls of the building to allow the pipework to be chased through the walls of the building. The pipework will be routed through existing cupboards and the ceiling voids to avoid an unnecessary disturbance to the internal fabric and structure of the listed building.

The proposals would result in it less than substantial harm to the special interest of the building, which is also weighed against public benefits from the viable use of the building as an office with improved internal environment.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The applicant has provided a Noise Impact Assessment for the two proposed air conditioning units. The host property is a commercial multi storey property set in a mixed residential and commercial area. The nearest domestic properties are a distance of 10 and 15 metres. The HDC Environmental Health department has been consulted and there are no ongoing complaints of statutory nuisance in the surrounding area from this property and with recommended conditions the proposal is considered acceptable in this location.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The air conditioning units hereby permitted shall not be operated outside of the opening hours of the related commercial unit.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No further air conditioning units shall be installed other than with permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that in order to minimise the potential for future noise complaints the hereby permitted air conditioning units should be maintained in good working order by having a clear servicing and maintenance programme.

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/24/0942
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed	ARC/055/24/05b	25.07.2024

Site plan		NONE	20.06.2024
Photos		NONE	20.06.2024
Photos		NONE	20.06.2024
Photos		NONE	20.06.2024
Location & Site plan		ARC/055/24/08b	25.07.2024
Block plan		none	20.06.2024
Design & Access Statement	and Heritage	none	20.06.2024
Floor plan	Existing	ARC/055/24/01	25.07.2024
Elevation plan	Proposed	ARC/055/24/06b	25.07.2024
Elevation plan	Existing	ARC/055/24/02	25.07.2024
Supporting Docs	Air conditioning specification	NONE	20.06.2024
Supporting Docs	NOISE IMPACT ASSESSMENT	NONE	03.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 14.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 16.10.2024