Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0943
Mulberry House, 8 The Square, Storrington, West Sussex, RH20 4DJ

DESCRIPTION:
Installation of two air conditioning units on North and East Elevations (Listed Building Consent)

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/24/0942	Installation of two air conditioning units on North and East Elevations (Full Planning).	Application Permitted on 16.10.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

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

Historic England: No Objection / No Comment

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 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.

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.

Listed Building Consent is sought 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.

Both units would be installed at ground level, with the pipework running into the building. The Councils Conservation Officer have been consulted and it is considered that 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. The proposal however would enable to continued use of the building as a viable office space, thus therefore ensuring the sustainable future of the heritage asset. The harm would therefore be weighed against the public benefit.

The proposed 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.

2 **Regulatory Condition:** All building works, finishes, and making-good, both internal and external, 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)

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/24/0943
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
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	Existing	ARC/055/24/02	25.07.2024
Floor plan	Proposed	ARC/055/24/05b	25.07.2024

Elevation plan	Proposed	ARC/055/24/06b	25.07.2024
Supporting Docs	Air conditioning specification	NONE	20.06.2024
Site plan		NONE	20.06.2024
Photos		NONE	20.06.2024
Photos		NONE	20.06.2024
Photos		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