Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0926
26 North Street, Horsham, West Sussex, RH12 1RQ

DESCRIPTION:

Internal alterations to layout to all floors, sandblasting of beams, and signage modifications (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0933	Installation of 3x non-illuminated fascia signs and 1x non-illuminated free standing sign.	Pending Consideration
DC/13/0470	Change of use of ground floor and 1st floor from B1 (Offices) to A3 (Restaurant) use with associated storage	Application Permitted on 07.07.2014

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:
Policy HB3: Character of Development
Policy HB4: Design of Development

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, conditions recommended

No.26 is part of a sixteenth century building although much altered in the proceeding centuries. Despite this it remains recognisable as an ancient building and a reminder of the historic character of North Street before the redevelopment of the twentieth century. The building has been restored and there is evidence of structural works using steel supporting beams but this has not significantly diminished the special interest of the building. The current proposals are compatible with the spatial arrangement of the building and will enable it to be brought back into use. Satisfied the proposals will not harm its special interest.

Neighbourhood Council 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 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.

26 North Street is a Grade II listed three-storey building currently under commercial use. The ground floor is stated by the applicant as providing Class E usage with retail and office areas, although currently vacant, while the first floor comprises self-contained rooms. Permission is sought for internal alterations and cosmetic changes on all levels.

The application has been consulted with HDC Conservation. No.26 is part of a sixteenth century building although much altered in the proceeding centuries. Despite this it remains recognisable as an ancient building and a reminder of the historic character of North Street before the redevelopment in the twentieth century. The building has been restored and there is evidence of structural works using steel supporting beams, but this has not significantly diminished the special interest of the building. The current proposals are considered to be compatible with the spatial arrangement of the building and will enable it to be brought back into use. It is therefore considered that the proposal will not harm the special interest of the building, subject to conditions which are recommended to 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 **Pre-Commencement Condition:** Before work proceeds to clean the timber beams, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that an inconspicuous place has been identified and a small area has been tested with the preferred cleaning technique to show

this is not harmful to historic fabric. A written statement should be submitted to the Local Planning Authority fully describing the methods, techniques and products to be used in cleaning the timbers.

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).

3 **Regulatory Condition:** The new replacement windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames. If double glazing is fitted this should be no thicker than 16mm. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

4 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork, electrical conduit or the like, shall be cut or chased into historic fabric or fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

6 **Regulatory Condition:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

7 **Regulatory Condition:** All new partitions shall be scribed around historic structural timber and joinery.

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/25/0926
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block & Location Plans	DE386_01 REV P1	24.06.2025
Location plan		NONE	04.06.2025
Floor plan	Existing Ground Floor Plan	001 rev P01	04.06.2025
Floor plan	Existing First Floor Plan	002 rev P01	04.06.2025
Floor plan	Existing Second Floor Plan	003 rev P01	04.06.2025
Elevation plan	Existing Front Elevation	004 rev P01	04.06.2025
Elevation plan	Existing Rear Elevation	005 rev P01	04.06.2025
Floor plan	Proposed Ground Floor Plan	006 rev P01	04.06.2025
Floor plan	Proposed First Floor Plan	007 rev P02	21.07.2025
Floor plan	Proposed Second Floor Plan	008 rev P02	21.07.2025
Elevation plan	Proposed Front Elevation	009 rev P01	04.06.2025
Elevation plan	Proposed Rear Elevation	010 rev P01	04.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.08.2025

Authorising Officer sign/initial Tamara Dale Date: 19.08.2025