Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0149
1 Tanbridge House , Tanbridge Park, Horsham, West Sussex, RH12 1SH

DESCRIPTION:

Demolition of conservatory and construction of orangery

RELEVANT PLANNING HISTORY:

HU/176/96	Conversion of basement into a 2-bed flat Site: Tanbridge House Worthing Road Horsham	Application Permitted on 12.08.1996
HU/175/96	Erection of 8 garages and a cycle store and a refuse collection point Site: Tanbridge House Worthing Road Horsham	Application Permitted on 07.08.1996

SITE AND SURROUNDS

The application building is Tanbridge House, a locally listed building on Tanbridge Park, within the built-up area of Horsham. The site is surrounded by an established built up area, with modern residential dwellings of a variety of sizes and massing, including two-storey terraces, semi-detached dwellinghouses, as well as blocks of flats. Local services, including a doctors' surgery and retail facilities are present within close proximity of the application site to the east and the northeast along the B2237.

Tanbridge House is of a neo-Jacobean style with red stock bricks, dressed with limestone and terracotta friezes. Constructed in c.1887, Tanbridge House has been through a variety of uses, having originally used as a family house, then later as a girls school and now converted into a block of flats.

DESCRIPTION OF THE APPLICATION

This application relates to the proposed demolition of an existing conservatory of Flat 1 of Tanbridge House and the erection of a replacement orangery.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan 2019-2036:
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection

[In Full]:- *"*Tanbridge House has been identified in the Horsham Town Local List as a locally listed building. The building is described as; *"Built by the Oliver Family in a neo-Jacobean style from red stock bricks, dressed with limestone and terracotta friezes. Originally a family house, then a girls school, before being sold to developers and converted into apartments. Inscription above the door reads "AD FOEDERA CRESCO" meaning , "I gain by treaties", the motto of the Oliver family crest which is also displayed. 3 storeys, with numerous gables and bays, large chimneys and turrets. c.1887."*

Locally listed buildings are a type of non-designated heritage asset. They are buildings of local historic and architectural significance that are designated by local planning authorities. Whilst locally listed buildings do not have the additional protections of listed buildings, their local heritage interest is a material consideration in the planning process.

The Horsham District Planning Framework 2015 Policy 34 Cultural and Heritage Assets recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. This would include the designation and acknowledgement of locally distinctive buildings through a local list.

Paragraphs 207 - 211 of the NPPF outline the matters which must be taken into account where proposals affect heritage assets. Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important. Specifically, paragraph 216 of the NPPF states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

It would be suggested that the existing conservatory does not reflect the historic design and quality of the main building. Its removal would be seen as a benefit of the application scheme. The proposed orangery would be more sensitive to the building in terms of its design and appearance although further information would be required in terms of the detailing to the glazing bars, lantern etc. The preference would be for the use of more traditional materials such as timber with traditional lead work but overall, on balance taking into consideration the nature of the application, no objection would be raised.*"*

A pre-commencement condition is recommended.

PUBLIC CONSULTATIONS:

Representations:

Four letters of representations from three separate address have been received in support of the proposal.

Parish Comments:

Horsham Denne Neighbourhood Council raises no objection to this proposal.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining property, available images and photographs supplied by the agent. These details are considered sufficient to allow the application to be properly considered and determined.

Character, Appearance and Heritage:

Policies 32 and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape 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.

Policy 34 of the HDPF states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy HB3 of the HBBNP seeks to promote development that takes account the local context and reflect the character and vernacular of the area, whilst Policy HB4 requires development to demonstrate a high quality of design which responds and integrates well with its surroundings.

Policy HB5 of the HBBNP seeks to encourage development to achieve the highest level of sustainable design to reduce energy consumption and climate effects, including siting and orientation to optimise passive solar gain.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and

sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application site is a ground floor flat at Tanbridge House, a locally listed building within the built-up area boundary of Horsham. The application seeks to replace the existing conservatory with an orangery. The existing conservatory was constructed on a terrace with hardstanding under planning permission HU/176/96, when the building was converted to a block of flats.

With a depth of 4 metres and a height of approximately 2.8 metres, the scale of the proposed orangery is considered acceptable. A roof lantern is also proposed to be installed on the proposed flat roof, which would bring the overall height of the proposed development to a maximum of approximately 3.8 metres. The proposed roof lantern would additionally optimise solar gain.

Proposed face brickwork would match that of Tanbridge House, and the flat roof would be grey in appearance. The proposed orangery would replace a modern conservatory which is considered to have no contribution to the historic or architectural significance of the locally listed building of Tanbridge House.

The proposed replacement orangery is considered of a design more sympathetic to the character of Tanbridge House compared to the existing conservatory. A condition is recommended for further details of materials and design of the proposed orangery to ensure success of the development. Subject to such condition, the proposed orangery would be sympathetic to the appearance and character of the host building of Tanbridge House, a locally listed building, as well as the surrounding area. This proposed development is therefore considered to accord with the above policies.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

This application relates to the replacement of an existing conservatory with an orangery of a similar scale. It is considered that the proposal would not result in unacceptable harm to amenity of neighbouring users.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, applications relating to householder development are currently exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusions:

The proposal would be of an acceptable character and appearance to the host building, which would not harm the interests of the non-designated heritage asset. The proposed demolition of existing conservatory and construction of an orangery at 1 Tanbridge House is therefore considered acceptable, in accordance with all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:
   i) new and/or replacement windows, external doors, roof lanterns etc. These drawings must show:
      - materials
      - decorative/protective finish
      - cross section of frame, transom, mullions, glazing bars, etc.
      - method of opening
      - method of glazing
   ii) roof details including sections through:
      - roof ridge
      - hips
      - valleys
      - eaves
      - verges
      - verges and bargeboards
      - flat roof perimeters
      - parapets

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and joining/pointing profile.

Reason: As this matter is fundamental to ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest in which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **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).

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/25/0149
(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
Location & Block plan	Location Plan and Block Plan	D 2501/730/01	30.01.2025
Floor plan	Existing Floor Plan Flat 1	D 2501/730/02	30.01.2025
Roof plan	Existing Floor Plan Flat 1 Conservatory Roof Plan	D 2501/730/03	30.01.2025
Floor plan	Proposed Floor Plan Flat 1 Replacement Conservatory	D 2501/730/04	30.01.2025
Roof plan	Proposed Floor Plan Flat 1 Replacement Conservatory Roof Plan	D 2501/730/05	30.01.2025
Elevation plan	Proposed North West	D 2501/730/06	30.01.2025
Elevation plan	Proposed South West and North East	D 2501/730/07	30.01.2025
Section plan	Existing Internal Section and Storey Heights Flat 1 & Conservatory	D 2501/730/08	30.01.2025
Section plan	Proposed Internal Section and Storey Heights Flat 1 & Conservatory	D 2501/730/09	30.01.2025
Elevation plan	Existing Elevations	D 2501/730/10	30.01.2025
Elevation plan	Proposed Elevations New Works Lined Red	D 2501/730/11	30.01.2025
Elevation plan	Existing Elevations	D 2501/730/12	30.01.2025
Elevation plan	Proposed Elevations New Works Lined Red	D 2501/730/13	30.01.2025
Elevation plan	Existing & Proposed Elevations NE New Works Lined Red	D 2501/730/14	30.01.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 03.04.2025

Authorising Officer sign/initial Tamara Dale Date: 09.04.2025