DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1015
Horsham Gates, North Street, Horsham, West Sussex,

DESCRIPTION:
Variation of conditions 1 and 3 of previously approved application reference DC/24/1545 (Replacement of the existing timber cladding material on external walls and within the window units to non-combustible aluminium cladding, replacement of the rendered wall to a similar material with non-combustible insulation, and the replacement of the existing aluminium roof to a similar material with non-combustible insulation) for amended plans and materials.

RELEVANT PLANNING HISTORY:

DC/24/1545	Replacement of the existing timber cladding material on external walls and within the window units to non-combustible aluminium cladding, replacement of the rendered wall to a similar material with non-combustible insulation, and the replacement of the existing aluminium roof to a similar material with non-combustible insulation.	Application Permitted on 22.01.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB4: Design of development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

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:
WSCC Fire and Rescue Services: As this is an alteration to an existing building and does not affect Fire Service access or the supply of water for firefighting (B5 requirements of AD-B), the WSFRS – Water & Access team do not comment on cladding provision.

WSCC Fire safety: No comments on the planning application, comments will be provided once the project is at the Building Consultation stage.

Building Control: In principle details submitted are satisfactory- flammable material on elevations being re-moved & replaced with non-flammable products.

The Create Design & Architecture external wall details, drawing no' 0928 Typical External Wall Bay Detail- Type B- Balcony- D19, mentions a horizontal fire barrier with reference NBS P10-435 A, that reference on NBS Source reference refers to a few different cavity barriers - would be good to know exactly what product is pro-posed.

There is an annotation on drawing that states "Cavity barrier type subject to confirmation with Building Control".

A Building Regs application would need to be submitted to supervise the proposed works on site.

Representations:
There were no responses received from neighbour consultation.

Neighbourhood Council Comments:
Forest Neighbourhood Council: No Objection

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
Planning permission was previously granted for a similar scheme under ref: DC/24/1545. This current application has been submitted to revise the external material to reflect manufacture recommendations, the external finish of the current proposal would be similar to the existing permission. The submission also sets out alterations to window construction and balcony boarding materials.

Character and Appearance

Policy 33 of the Horsham Development Framework seeks to conserve and enhance the natural and built environment developments by ensuring developments make efficient use of land, avoid unacceptable harm to amenity, respect the character of the surrounding area, use high standards of appropriate building materials, retain landscaping where possible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town and landscape. Furthermore, policy 33 emphasises that permission would only be granted for developments which ensures the scale, massing and appearance of the development is of high standard of design which relates sympathetically to the host dwelling and the adjoining neighbouring properties.

Policy HB4 of the Horsham Blueprint Business Neighbourhood Plan aims to maintain that development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment.

The amendment would not fundamentally alter the previously approved design approach for either the original building or the replacement cladding and related alterations. The resulting external appearance is considered to be appropriate and in keeping with the character and appearance of the existing buildings and wider surrounding area. The visual impact of the proposal is therefore considered acceptable.

Amenity Impact

Policy 33 of the Horsham Development Framework aims to ensure that proposals are designed to avoid unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the nature of the proposal comprising of replacement of external materials on an existing building would have limited impact on the amenities of adjoining occupiers.

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(s)/properties 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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG)

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of the development qualifying as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Other matters

No objections were raised at this stage by either Building Control or West Sussex Fire and Rescue Services, who note that further input would be provided as part of the separate Building Control process.

Conclusions:

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 development hereby permitted must be commenced by the 22.01.2028.

Reason: To comply with Section 91 of the Town and Country Planning 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, approved plans, and supporting application documents.

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/25/1015

(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
Elevation plan	Consented And Proposed Bay Elevation - Aluminium Facade	792 CDA ZZ ZZ DR A 05 0211	25.06.2025
Supporting Statement	Design Comparison	NONE	19.06.2025
Supporting Docs	Cover Letter	NONE	19.06.2025
Details plan	Typical External Wall Bay Detail - Type B - Balcony - D19	792 CDA XX ZZ DR A 21 0928 REV C02	16.07.2025
Elevation plan	Proposed East	792 CDA ZZ ZZ DR A 05 0205	19.06.2025
Elevation plan	Proposed West	792 CDA ZZ ZZ DR A 05 0206	19.06.2025
Elevation plan	Proposed North	792 CDA ZZ ZZ DR A 05 0207	19.06.2025
Elevation plan	Proposed South	792 CDA ZZ ZZ DR A 05 0208	19.06.2025
Elevation plan	Consented And Proposed Bay Elevation - Rendered Facade	792 CDA ZZ ZZ DR A 05 0210	24.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.09.2025

Authorising Officer sign/initial Guy Everest Date: 10.09.2025