# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0327
12 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:

Erection of a single storey rear extension and internal alterations. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0326 Erection of a single storey rear extension (Householder Application). Pending Consideration

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 2019-2036**
Policy HB4 – Design of development

**Parish Design Statement**:
None

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:

**Conservation Officer**: No Objection

Number 12 Causeway is an interesting property that forms an integral part of the most recognisable street in Horsham Town. The property has undergone a number of changes both internally and externally including the re-exposure of its timber frame following a period of coverage by hanging tile. The property has a single storey extension to the rear and has a courtyard garden which is flanked by the Morth Gardens twitten with a brick wall forming the boundary.

Number 11 Causeway is intrinsically linked to number 12, with number 12 forming a later addition. Number 11 has a rear wing which has windows which look towards the garden of number 12, and to the front the staircase window of number 12, appears externally as part of number 11.

In terms of the proposed addition to the kitchen extension I would have no objection in principle and the suggested condition would ensure that the detailing of the materials and brickbonds would retain the quality of the rear elevation and boundary wall which contribute to the buildings special interest.

The rear window to be replaced appears to a more modern addition and its replacement would not result in the loss of appreciable historic fabric.

As a whole it would be considered that the proposed extension and alterations subject to appropriate conditions would not result in harm to the significance of the listed building.

Parish Comments:

**Horsham Denne Neighbourhood Council** - HDNC considers that the proposed internal alterations will have no significant impact on the heritage value of the property. The inside of the property has been altered and modernised to the extent that it bears little resemblance to the historic structure and so has minimal historic value. The replacement of the front door and the dilapidated more modern bays to the rear of the property will cause no harm to the front elevation and the extensively modified rear elevation and will be a necessity. The construction of the orangery will be a modest addition to the rear of the property, respecting the rear building line of this part of the causeway and HDNC considers it will be a tasteful addition to the rear elevation improving its appearance, and the replacement of the flat roof over the existing kitchen extension will be an improvement on the existing roof.
However, HDNC does have concerns regarding the proposed building against the 'original' separating garden wall. Therefore, HDNC reserves judgment on this application until we have seen the Conservation Officer's report.

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."

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas

This application seeks listed building consent for the erection of a single storey rear extension and internal alterations.

It is acknowledged that no. 12 Causeway forms an integral part of the most recognisable street in Horsham Town. The property has undergone a number of changes both internally and externally including the re-exposure of its timber frame following a period of coverage by hanging tile. The property has a single storey extension to the rear and has a courtyard garden which is flanked by the Morth Gardens twitten with a brick wall forming the boundary. Number 11 Causeway is intrinsically

linked to number 12, with number 12 forming a later addition. Number 11 has a rear wing which has windows which look towards the garden of number 12, and to the front the staircase window of number 12, appears externally as part of number 11.

The floor level of the property at ground floor has differing levels. Following consultation with the Council's Conservation Officer, it is considered that the proposed rise in floor levels would retain the appreciation of the space, and from the information submitted to date would not appear to result in the loss of additional historic features such as skirting or decorative features.

With regards to the proposed addition to the kitchen extension, following consultation with the Council's Conservation Officer there are no objections raised in principle, however, planning conditions are recommended to ensure that the detailing of the materials and brickbonds would retain the quality of the rear elevation and boundary wall which contribute to the buildings special interest. The rear window to be replaced appears to a more modern addition and its replacement would not result in the loss of appreciable historic fabric. As a whole it would be considered that the proposed extension and alterations subject to appropriate conditions would not result in harm to the significance of the listed building.

Overall, it is considered that the proposal would have no adverse effects on the historic interest or significance of the Listed Building and preserve the special character of the Horsham Conservation Area in accordance with the development plan policies.

**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 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, rooflights.
These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Proposed staircase

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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

d) Samples or specifications of external materials and surface finishes.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

NOTE TO APPLICANT
The Applicant is advised that before any work begins on site, 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 all the conditions attached to the listed building consent are understood and can be fully complied with.

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.

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**Plans list for: DC/25/0327**
(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 | Existing Location and Block Plan | 24877/110 | 04.03.2025 |
| Floor plan | Proposed Plans | 24877/211 Revision A | 04.03.2025 |
| Floor plan | Proposed Plans | 24877/212 Revision A | 04.03.2025 |
| Floor plan | Proposed Plans | 24877/213 Revision B | 09.04.2025 |
| Floor plan | Proposed Plans | 24877/214 Revision A | 04.03.2025 |
| Roof plan | Proposed Plans | 24877/215 Revision A | 04.03.2025 |
| Elevation plan | Proposed Elevations | 24877/220 Revision B | 09.04.2025 |
| Plans | Dumb Waiter | 24877/230 | 04.03.2025 |
| Floor plan | Raising Floor Level at Ground Floor | 24877/231 | 04.03.2025 |

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|---|---|---|---|
| Plans | Door and Window Schedule | 24877/232 | 04.03.2025 |
| Floor plan | Existing Plans | 24877/110 | 04.03.2025 |
| Floor plan | Existing Plans | 24877/111 | 04.03.2025 |
| Floor plan | Existing Plans | 24877/112 | 04.03.2025 |
| Elevation plan | Existing Elevations | 24877/120 | 04.03.2025 |
| Location & Block plan | Proposed Location and Block Plan | 24877/200 | 04.03.2025 |
| Floor plan | Proposed Plans | 24877/210 | 04.03.2025 |

**DELEGATED**

Case Officer sign/initial Halima Chowdhury Date: 01.05.2025

Authorising Officer sign/initial Tamara Dale Date: 19.05.2025