DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0950
14 Denne Park House , Denne Park, Horsham, West Sussex, RH13 0AZ

DESCRIPTION:
Replacement windows to first and second floors of apartment (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0949	Replacement windows to first and second floors of apartment.	Pending consideration

SITE AND SURROUNDS
The application site is located on the eastern side of Worthing Road with a long private access road leading up to the property. The main property is a large 3 storey buildings with square head windows, stone mullions and transoms. The host building is a grade II listed building which has been converted into flats.

DETAILED DESCRIPTION
The proposal seeks planning permission for the replacement of the existing white timber, single glazed, square leads to the frames with white timber flush casements windows.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

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

Southwater Neighbourhood Development Plan 2019 – 2031
Policy SNP16 – Design

Southwater Parish Design Statement

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: Objection.

Parish Comments:
Southwater Parish Council - No Objection, on the proviso that both Heritage England and HDC find no reason to object.

Representations:
None received

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
Paragraph 205 of the NPPF states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 206 adds that "[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

14 Denne Park House is a grade II Listed Building, with the list description stating: -

> '*2. The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.*'

The application seeks the replacement of the existing windows with double glazed timber units. While Denne Park House has been subdivided into flats it retains the appearance of a single unit, with this partly derived from the uniformity of windows across all elevations. The proposed replacement windows would appear as generic double-glazed units which would not reflect the sections or proportions of the existing windows. The replacement windows would not match those of the wider building in terms of its glazing or detailing and would therefore cause harm to the cohesive form and quality of the building as a whole. As a result, the proposed replacement windows would therefore harm the overall significance of the listed building.

The nature of this harm would be less than substantial. The NPPF, at paragraph 208, states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case the replacement double glazed windows have potential to create improved thermal efficiency for this particular flat. These benefits could though also be derived from a more sensitive scheme for replacement windows, or through improvements to the existing windows. It is therefore considered that the public benefit would not outweigh the identified harm.

The proposal is therefore considered to be contrary to relevant local and national planning policies, and is recommended for refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The replacement windows would not reflect the sections or proportions of existing windows at Denne Park House, with the double-glazed units not matching the wider building in terms of their glazing and detailing. The replacement windows would therefore cause harm to the cohesive form and quality of the building as a whole, resulting in harm to the overall significance of the Grade II Listed Building. There are no public benefits that outweigh the harm identified. The proposed development is therefore contrary to policy 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Plans list for: DC/24/0950
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		none	21.06.2024
Supporting Statement	Fire	none	21.06.2024
Supporting Statement	applicant	none	21.06.2024
Photos	Arial	none	21.06.2024
Supporting Docs	BNG	none	21.06.2024
Location plan		none	27.06.2024
Block plan		none	21.06.2024
Elevation plan	Proposed	none	21.06.2024
Plans	Bathroom	1 of 8	21.06.2024
Plans	Bedroom	2 of 8	21.06.2024
Plans	Bedroom	3 of 8	21.06.2024
Plans	Bedroom	4 of 8	21.06.2024
Plans	Lounge	5 of 8	21.06.2024
Plans	Lounge	6 of 8	21.06.2024
Plans	Lounge	7 of 8	21.06.2024
Plans	Lounge	8 of 8	21.06.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 16.09.2024

Authorising Officer sign/initial Guy Everest Date: 16.09.2024