Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1055
7 St Leonards Park House, St Leonards Park, Horsham, West Sussex, RH13 6EG

DESCRIPTION:

Conversion of garage to form habitable living space. Infilling of the garage door, removal of internal walls and the replacement of 2No. first floor casement windows to the east elevation (Listed Building Consent)

DETAILED DESCRIPTION:

St Leonards Park House is a grade II* listed building. The application seeks to convert the existing internal garage into a habitable living space, infilling the garage door and removing the internal wall, as well as replacing the 2no. first floor casement windows.

The proposed works are considered to retain the existing character of the building, with brick infill under the new window to match the existing materials and retain an equestrian appearance.

The wall and window would be set back from the main wall retaining the shadow line of the openings.

The full details of the proposed works are evidenced in the application submission.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| HU/105/97 | Demolition of existing buildings and conversion of nursing home and dwellings into 10 dwellings | Permitted 06-03-1998 |
| DC/24/1058 | Conversion of garage to form habitable living space. Infilling of the garage door, removal of internal walls and the replacement of 2No. first floor casement windows to the east elevation (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 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:

**Historic England:** No Comment.

**HDC Conservation:** Advice: Suggest instead of brick infill thought given to use of timber boarding. No objection raised to like for like replacement of casement windows.

Parish 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.

LISTED BUILDING ASSESSMENT

The NPPF 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)." It 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."

HDPF Policy 34 states the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development affecting the setting of a listed building will not be permitted if it has an adverse impact on the setting, special architectural character or appearance of a listed building.

The NPPF states that where a development 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 including, where appropriate, securing its optimum viable use.

**Significance of the Heritage Asset**

St Leonards Park House is a grade II* Listed Building situated within High Weald National Landscape. The main building itself and its curtilage buildings (which include the application building which were formally the stables) were converted into several residential units in the late 1990s, following use as an old person home.

The application building itself (7 St Leonards Road) is recognised as curtilage listed to St Leonards Park House and should therefore be treated as part of the main Grade II* Listed Building.

Additionally, the application building contributes to the significance of the wider estate as an example of the importance of horses and their care, and the interaction of the “polite” and working areas of a country house.

**The Proposal**

Through the conversion of the stables care was taken to capture the essence of the stable yard. The proposal seeks to convert the existing garage door into a solid wall and window. The wall and window would be set back from the main wall slightly which would retain the shadow line of the openings. It is

important that the frontage of the properties are not overly domesticated and that the equestrian character of the buildings is acknowledged and where possible enhanced.

These outcomes are necessary to avoid unacceptable harm to the historic and architectural interest of the building and can be secured by the imposing of appropriate conditions.

Historic England defers to the Council's Conservation officer for their advice, who raises no objection to the like for like replacement casement windows, and recommends that timber boarding is used, instead of brick infill. Subject to the imposing of appropriate conditions to secure the necessary outcomes, the proposed works are considered to preserve the historic and architectural interest of the Grade 2* Listed Building, in accordance with development plan policies.

**Impact**

The proposals are therefore considered to have low beneficial impact on the significance of this curtilage Listed Building (7 St Leonards Road). The proposals are therefore considered to have neutral impact on the significance of this Grade II Listed Building (St Leonards Park House).

**Summary**

In accordance with the NPPF and Policy 34 of the HDPF, the public benefits associated with the continued/enhanced use of the building (7 St Leonards Road) for its optimum value use are considered sufficient to outweigh the lower end of less than substantial harm identified.

**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**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Specifications of external materials and surface finishes.

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).

4 **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.
These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

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).

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/24/1055**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | PL/622/03 | 09.07.2024 |
| Block plan | As existing and proposed | PL/622/02 | 09.07.2024 |
| Elevation & Floor plan | As existing and proposed, and existing photos | PL/622/01 | 09.07.2024 |
| Design & Access Statement | Heritage | NONE | 09.07.2024 |

**DELEGATED**

Case Officer sign/initial Matthew Porter Date: 16.09.2024

Authorising Officer sign/initial J Hawkes Date: 16.09.2024