



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2038

Little Monkeys Day Nursery, 18 London Road, Horsham, West Sussex, RH12 1AY

DESCRIPTION:

Installation of 1no. non-illuminated fascia sign to front elevation of nursery. Erection of a replacement post-mounted sign. (Retrospective). (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/2049	Installation of 1no. non-illuminated fascia sign to front elevation of nursery. Erection of a replacement post-mounted sign. (Retrospective). (Advertisement Application).	Pending Consideration
DC/17/1122	Variation of condition 9 to previously approved application HU/6/04 proposed change in opening hours to 07.30am to 18.30pm Monday to Friday	Application Permitted on 27.07.2017

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Forum is a designated body of the Unparished Area of Horsham Town. The Forum comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council. The Horsham Blueprint Business Neighbourhood Forum's Neighbourhood Plan area has been designated.

Relevant policies:

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:

HDC Conservation Officer:

The principle of a sign is contrary to an understanding and appreciation of this building as a historic dwelling. The sign draws attention away from the building and obscures the architectural detailing. The visual impact of the sign is to prevent an ability to appreciate the architectural composition as it was intended. For these reasons it harms the special interest of the listed building.

Denne Neighbourhood Council Comments:

No objection.

Representations:

1no. representation received objecting to the application for the following reasons:

- The objection states that a ground-level sign is acceptable, advertising on the front or above ground-floor level of this prominent listed building is inappropriate. The proposed sign harms the building's symmetry by spanning ground and first floors and fails to meet conservation area requirements to preserve and enhance views and the building's setting.

1no. representation received supporting the application for the following reasons:

- Fully support the application and do not see any detriment to the building or area.

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 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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site comprises a Listed Building, where its significance arises from its architectural detailing and architectural composition. Following consultation with the Design and Conservation Officer, the fascia sign is considered to be of a size and position that draws attention away from the building and obscures the architectural detailing. The visual impact of the sign would prevent an ability to appreciate the architectural composition as intended, and would harm the special interest of the Listed Building. For this reason the non-illuminated fascia sign would fail to respect the architectural style and character of the host building, and would result in adverse harm to the architectural interest of the designated heritage asset, contrary to Policy 34 of the Horsham District Planning Framework (2015).

The free-standing sign is positioned to the ground floor and is located between the side elevation and front window. This is considered to be of a size and siting that would sit comfortably against the elevation of the building. The free-standing sign is considered to be positioned so that the architectural features remain visible, and would not therefore result in sufficient harm to the interest and significance of the Listed Building to justify a reason for refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

- 1 The 1no. non-illuminated fascia sign is of a size and position that draws attention away from the building and obscures the architectural detailing. The visual impact of the sign prevents an ability to appreciate the architectural composition as intended, and results in harm to the special interest of the Listed Building. The non-illuminated fascia sign fails to respect the architectural style and character of the host building, and results in adverse harm to the architectural interest of the designated heritage asset, contrary to 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.

Plans list for: DC/25/2038

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Location plan		25.32.OSmap	08.12.2025
Plans	Plans and Elevations	25.32.01C	09.12.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 12/02/2026

Authorising Officer sign/initial Tamara Dale Date: 12/02/2026