DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0464
8 Holbrook Park, Old Holbrook, Horsham, West Sussex, RH12 4TW

DESCRIPTION:
Internal refurbishment and modernisation of the existing flat. Upgrade of thermal performance of external walls and upgrade of external glazing. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0580	Internal adjustments to existing property forming a new bedroom and en-suite in existing kitchen area (Listed Building Consent).	Application Permitted on 11.09.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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 Design and Conservation: - No objection subject to conditions

HDC Environmental Health: - No objection

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.

PLANNING ASSESSMENT

Paragraph 212 of the NPPF states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Policy 34 of the Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Holbrook Park is located in the countryside on the north side of the A264, with Horsham being the nearest settlement. The site is surrounded by open fields at the North, East and West boundaries. There are some varying types of residential and commercial properties nearby to site. Holbrook Park is a grade 2 listed building which is thought to be formally the stables for Holbrook Park House which is also grade 2 listed. Holbrook Park is situated to the north east of Holbrook Park House. The property was converted into apartments in the mid twentieth century along with the stables.

Flats 1 to 10 Holbrook Park Old Holbrook Horsham are Grade II Listed Buildings listed on the 28.11.1980, described as:

Mid C19. Two storeys. Eight windows. Faced with cement. Balustraded parapet. Windows in moulded architrave surrounds, those on first floor with cornices over on console brackets. Mostly casement windows, but some sashes on ground floor with glazing bars. Projecting Italianate tower at north-east corner with wide eaves cornice on console brackets. Wide porch towards the south end with coupled Ionic columns. Another porch to the north of this containing an elliptical-headed doorway.

Planning permission has previously been granted in 2024 (under reference DC/24/0562) for internal adjustments to existing property forming a new bedroom and en-suite in existing kitchen area. The current application is similar to that subject of this existing permission.
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The application seeks listed building consent for internal refurbishment and modernisation of the existing flat. Upgrade of thermal performance of external walls and upgrade of external glazing. As with the existing planning permission, it is considered that the proposed works are considered to be relatively modest alterations and would not adversely affect the appreciation and understanding of the interior of the listed building and would not have any adverse impact on the special character and interest of the listed building.

Overall, the proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **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.

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed ground floor plan drawing numbered TP10 01 REV A received 15.04.2025.

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/25/0464

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	TP 11 01	25.03.2025
Details plan	Ceiling	DT 10 01	25.03.2025
Details plan	Window	DT 22 01 REV A	17.06.2025
Location plan		SU 00 01 REV A	01.04.2025
Elevation plan	Existing	SU 10 01	25.03.2025
Floor plan	Existing Ground	SU 10 01	25.03.2025
Block plan	Existing and Proposed	TP 00 01	25.03.2025
Floor plan	Proposed Ground	TP 10 01 REV A	15.04.2025
Design & Access Statement	Heritage	2504 | A DOC (00) 05	25.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.09.2025