DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0997
18 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Amendments to previously approved Listed Building Consent (DC/22/1404). Amendments to include removal of rooflights and reconfiguration of doors and windows. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/22/0459	Fell 2 x Juniper trees, surgery to Goat Willow and plum trees	Application 17.05.2022	Permitted on
DC/22/1404	Conversion and alterations to existing conservatory to from a garden room, incorporating replacement of roof, window and door changes and addition of rooflights (Listed Building Consent).	Application 15.09.2022	Permitted on

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:
HDC Design and Conservation: No objection

Neighbourhood Council 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 "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."

18 Causeway was listed on the 26.07.1974, with the listing description describing the property as:

Timber-framed house with an entirely C19 brick front. The timber-framing is visible in the side walls. 2 storeys & attic. 3 windows. Small bay in front through both floors. Segmental heads to windows. Casements with small leaded panes. C18 6-panel moulded door. All the listed buildings in The Causeway form a very important group with all the listed buildings in Market Square & with South Street.

The application seeks listed building consent for Amendments to previously approved Listed Building Consent (DC/22/1404). The original consent granted in 2022 allowed for the conversion and alteration of the existing conservatory to form a garden room, including replacement of the roof, changes to windows and doors, and the addition of rooflights.

As with the existing planning permission, it is considered that the proposed works to the existing conservatory are considered to be relatively modest alterations and would not adversely affect the appreciation and understanding of the interior of the property and would not have any adverse impact on the special character and interest of the listed building.

The application includes the reconfiguration of doors and windows. These alterations are modest in scale and are considered to be sympathetic to the character and significance of the Grade II listed building. The removal of rooflights and revised fenestration will not adversely affect the appreciation or understanding of the historic integrity of the building's interior. The reconfiguration of doors and windows is designed to improve waterproofing and thermal efficiency and is not considered to result in harm to the character of the Grade II listed building.

Overall, the proposed works are considered to preserve the character and appearance of the listed building and will not result in harm to its fabric or significance. The proposals also respect the wider setting of the Horsham Conservation Area.

The application is considered to comply with the relevant policies of the development plan and the guidance set out in the National Planning Policy Framework (NPPF) and is therefore recommended for approval.

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 Proposed Floor and Elevations Plan drawing numbered HM-281B-02 REV B received 17.06.2025.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 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/25/0997

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Design	NONE	17.06.2025
Location & Site plan	Existing floor and elevations	HM-281B-01 REV B	17.06.2025
Location & Site plan	Proposed floor and elevations	HM-281B-02 REV B	17.06.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.09.2025