Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0278
Leonardslee House, Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6PP

DESCRIPTION:
Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Full Application).

RELEVANT PLANNING HISTORY:

DC/12/1892	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red House, stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Full Planning)	Permitted 07-08-2014
DC/12/1893	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red house, Stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Listed Building Consent)	Consented 07-08-2014
DC/18/0689	Change of use, restoration and extension of existing green house for use as a ticket office/gift shop, extension of toilet block, external works to existing car park to create a formalised parking arrangement, upgrade works to two of the existing access points and associated works and landscaping associated with the opening of Leonardslee House and Gardens to the public.	PERMITTED 10-10-2018
DC/24/0279	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent).	Pending Consideration

DETAILED DESCRIPTION

The proposal relates to the ancillary roof of the former generator block, which forms of the generator hall, which is a curtilage listed building north of the Leonardslee House (Grade II Listed Mansion), with historic and architectural associations. The generator hall was built to house the electricity generators for the estate.

The works themselves relate to a portion of the smaller lean-to structure to the west of the main generator hall, does not appear on historic maps of the area and post-dates 1957. It originally housed a collection of motor cars. The space is currently used as overflow café area to the clock tower café, providing much needed covered seating within the gardens. The poor condition of the roof means the space if often unusable due to water ingress. The existing roof comprises of modern translucent Perspex sheeting supported by a steel frame with openable rooflights. The existing covering is in poor condition, causing leaks down onto the tables and chairs within the seating area. Whilst the translucent

Perspex lets large amount of natural light, the build-up does not contain any insulation, resulting in overheating in the summer and cold temperatures in the winter. In addition, the poor acoustic properties of the roof result in high levels of noise during heavy rainfall.

It is proposed to replace the existing roof covering with a new insulated roof system with a grey metal finish. The proposed dark grey metal appearance of the new roof is designed to reference the former industrial use and architecture of the building, whilst responding to the existing slate roof of the current dolls house museum. The existing structural beams internally will be kept for support, retaining the internal character of the space, whilst improving the thermal and acoustic properties of the roof to increase the functionality of the space. 3 no. low profile conservation style rooflights will retain natural light to the café, whilst retaining enough solid areas of roof to provide shading and prevent heat loss through the structure. The proposed roof will be detailed to retain the existing lead junctions with the brick parapet and slate roof of the doll's house museum, and not increase the height of the ridge. The full schedule of works is detailed on the submitted drawings.

SITE AND SURROUNDINGS

Leonardslee House is a Grade ll listed mansion of early 19th Century origin, almost entirely rebuilt in the mid-19th Century of the designs of TL Donaldson, and reduced in c1965-66 with the removal of the major part of the north wing. Leonardslee House lies within an historic designed landscape of national importance, which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade I.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 12 – Vitality and Viability of Existing Retail Centres
Policy 13 – Town Centre Uses
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 41 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

In order to support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy. This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner's report. It therefore forms a material consideration that will be taken into account by decision makers when determining planning applications.

When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Lower Beeding Neighbourhood Plan to Referendum and upon a successful result the Council will 'make' the plan at full Council at the earliest opportunity.

Lower Beeding Neighbourhood Plan 2014-2031 Submission Plan (Dec 2020)
Policy 4: Sustainability
Policy 5: Energy Efficiency
Aim 1: Light Pollution
Policy 17: Existing Employment Sites
Policy 18: Economic Growth

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.

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:

INTERNAL CONSULTATIONS

Conservation Officer: No Objection

OUTSIDE AGENCIES

Sussex Garden Trust: Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which affects Leonardslee, an historic designed landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade I. We have considered the information provided in support of the application and liaised with our colleagues in Sussex Gardens Trust. On the basis of this we confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

Parish Comments:
Lower Beeding Parish Council: Neutral on this application

Representations:
None received

Member Comments:

None received

PLANNING ASSESSMENT

Principle of Development:

The site is outside of the built up area boundary and therefore in the countryside. It is also located within the High Weald Area National Landscape. Since 2018 former generator block has been operating as a café offer to Leonardslee Lakes and Gardens in connection with its re-opening to the public and the expanding of its facilities.

HDPF Policy 9 and Lower Beeding emerging policy 17 seeks to avoid the loss of employment floorspace and with the café offer, the building's current use positively contributes to sustaining the wider visitor attraction offer. This application in seeking to invest in the upkeep of this curtilage listed heritage asset, is an acknowledgment of the importance afforded to maintaining the optimum viable use of the building (café) in the estate business model. In this regard, the proposal, which will sustain the rural economic development and enterprise, is compliant with other development plan policies such as HDPF Policies 10, 11 and 26 and Lower Beeding Neighbourhood Plan Policies 4 and 18 in that it is of scale appropriate to countryside character and location and would not lead individually or cumulatively, to a significant increase in the overall level of activity in the countryside. For equal reasons, it would not be harmful to the qualities of the High Weald National Landscape and compatible with its objectives.

Visual and Heritage Impact, and Climate Change:

The application building adjoins the generator hall to the north of the main house, and has brick built walls and currently a Perspex roof with rooflights. The application seeks to replace the current roof covering with an insulated metal roof and 3 conservation style rooflights.

In accordance with this, HDPF Policy 34 states that the development of heritage assets must retain and improve the setting of the heritage assets including views, public rights of way, trees and landscape features (including historic public realm features). HDPF Policy 33 requires development to conserve and enhance the built environment through ensuring that development is locally distinctive in character, respectful of the character of the surrounding area (including its overall setting, townscape features, views and green corridors), of a high standard of building materials, finishes and landscaping and presumes in favour of the retention of natural features (such as trees, hedges, banks and watercourses). Furthermore, HDPF Policy 30 requires the natural beauty and public enjoyment of the High Weald National Landscape to be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities to be promoted. Any proposal must demonstrate how the components of natural beauty will be conserved and enhanced, how the public enjoyment of these areas will be retained and how the proposal supports the economy of the protected landscape and contributes to the social wellbeing of the population who live and work in these areas.

The Council's Conservation Officer acknowledges resultant impact arising to the setting of heritage assets is 'less than substantial'. The changes proposed will provide public benefits in respect of supporting a use that will ensure the building is maintained and repaired in the future and accessible to the public, in accordance with the NPPF. The Conservation Officer is satisfied this will outweigh the low level of less than substantial harm. As such, the proposal is in conformity with HDPF 34 and paragraph 208 of the NPPF.

For these same reasons and given the very limited impact on wider countryside or estate in visual and character terms, the proposal would not result in harm to the special qualities of the High Weald National Landscape and is in conformity with HDPF Policies 30 and 33. This includes light pollution from the roof lights (compliance with Lower Beeding Neighbourhood Plan Aim 1).

These outcomes have been secured whilst advancing physical works to a building that would improve upon its existing energy efficiency (compliance with Lower Beeding Neighbourhood Plan Policy 4).

Highways and Amenity Impacts:

The proposed works to the building's physical fabric would not result in material impacts pertaining to highways. It is therefore considered that the proposal conforms with HDPF policies 40 and 41.

Policy 33 of the HDPF requires development to ensure it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development. The proposed works to the building's physical fabric would not result in detrimental amenity impacts to the occupiers or users of nearby land in accordance with HDPF Policy 33.

Conclusion:

In summary, the proposed physical works to the generator block will assist in maintaining the tourism and leisure offer for the District in association with the re-opening of Leonardslee Gardens to the general public. This enhanced leisure and tourism offer is in the public benefit and outweighs any lower end less than substantial harm to the setting and character of designated heritage assets (the generator hall; Leonardslee House; Registered Park and Garden) and will not adversely impact the High Weald National Landscape.

Recommendation: Application Permitted

Conditions:

1. List of approved plans

2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

NOTE TO APPLICANT

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/24/0278
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Existing LOCATION PLAN	242769-PUR-00-SL-DR-A-1000 REV C02	28.02.2024
Plans	BLOCK/site PLAN	242769-PUR-00-SL-DR-A-1002 REV C02	28.02.2024
Plans	PROPOSED South and West ELEVATIONS:	242769-PUR-50-ZZ-DR-A-2012 REV P01	20.02.2024
Plans	EXISTING ROOF PLAN	242769-PUR-05-RF-	20.02.2024

		DR-A-1002 REV P01	
Plans	EXISTING South and west ELEVATIONS	242769-PUR-05-ZZ-DR-A-1012 REV P01	20.02.2024
Plans	PROPOSED ROOF PLAN	242769-PUR-50-RF-DR-A-2002 REV P01	20.02.2024
Plans	EXISTING SECTIONS AA and BB	242769-PUR-05-ZZ-DR-A-1021 REV P01	20.02.2024
Plans	PROPOSED SECTIONS	242769-PUR-50-ZZ-DR-A-2021 REV P01	20.02.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 10-04-2024

Authorising Officer sign/initial Adrian Smith Date: 11/04/2024