Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0279
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 (Listed Building Consent).

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 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	Permitted 07-08-2014

	opening Leonardslee Gardens to the public (Full Planning)	
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/24/0278	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Full planning Application).	Pending Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

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

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

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: No Objection

Parish Comments:
Lower Beeding Parish Council: Awaited

Representations:
One letter of objection, content summarised below:
Replacing this roof with a solid material, as I understand is the plan, will mean the loss of all the trees and plants in this area - including mature maple trees, acacia trees, a giant banana etc. Leonardslee have already removed the pond from this space, a spot where great crested newts were discovered several years ago.
Leonardslee have form for killing trees, shrubs and other plants in the nearby car park and in the new play ground and their disregard for the grade 1 listed garden is astounding.

Member Comments:
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

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

Leonardslee Gardens are designated as a Grade 1 Park and Garden. Within the gardens sits the grade 2 listed mansion house of Leonardslee, and its associated estate buildings. One of these is the former electricity generator hall which sits at the nucleus of the estate.

The generator hall is recognised as curtilage listed to Leonardslee House and should therefore be treated as part of the main Grade II Listed Building. This building, which is recognised as ‘significant’ in the Leonardslee Garden Estate’s Conservation Management Plan (Insalls), served a historic, ancillary use to Leonardslee House, accommodating the generators for its electrical supply. The building also plays a prominent role within the Grade I Registered Park and Garden.

Whilst the adjoining block to the west forms part of the curtilage listed generator hall building, it is a late 20th century addition of ‘neutral significance’ owing to its modern construction and fit out, as outlined in the Insalls Conservation Management Plan. The building employs a different darker brick to the main

generator hall and a simpler running bond. It has no architectural features of note and features a defective roof that detracts from the character of the generator hall owing to its inappropriate modern Perspex materiality. Owing to its position tucked away to the west of the generator hall and screened by trees and vegetation, this block does not play a prominent role within the setting of the Listed Building or the Registered Park and Garden

The proposal

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.

Having reviewed this application in consultation with HDC Conservation Officer, it is considered that the existing roofing material has limited historic interest and its replacement with a suitable material would not result in harm to the significance of this curtilage listed building. The roof of the building can be glimpsed from within the gardens to the west within the context of the walling of the generator hall and the slate roofs of the stables behind. The building is a functional structure which reflects its purpose, and the use of a roof covering that echoes its industrial past would not be unexpected in this form of building.

No objection would therefore be raised to the proposed replacement roof, subject to conditions requiring samples of external materials and finishes and roof details including sections junction with the existing parapet walls including provision of rainwater goods (pre-commencement), and regulatory condition requiring metal framed conservation style roof lights.

The proposed works that are the subject of this application would not require the removal of trees and plants.

Impact

The proposals are therefore considered to have low beneficial impact on the significance of this curtilage Listed Building (generator hall).

The proposals are therefore considered to have neutral impact on the significance of this Grade II Listed Building (Leonardslee House).

The proposals are therefore considered to have a low beneficial impact on the significance of the Registered Park and Garden.

Summary

In accordance with the NPPF and Policy 34 of the HDPF, the public benefits associated with the continued/enhanced use of the building (generator hall) for its optimum value use in support of Leonardslee House and Gardens being open to be public (which will ensure its continued maintenance), are considered sufficient to outweigh the lower end of less than substantial harm identified.

Recommendation: Application Permitted

Conditions:

1. Approved Plans List

2. **Regulatory (Time) Condition:** The works hereby permitted shall be commenced 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:** 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) Roof details including sections through:
- junction with the existing parapet walls including provision of rainwater goods

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:** 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)

5. **Regulatory Condition:** The roof lights hereby permitted shall be metal framed, and conservation style.

Reason: 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).

INFORMATIVE:

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/24/0279
(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	20.02.2024

		REV P01	
Plans	EXISTING ROOF PLAN:	242769-PUR-05-RF-DR-A-1002 REV P01	20.02.2024
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