DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0669
1 South Street, Horsham, West Sussex, RH12 1EL

DESCRIPTION:
Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/2324	Replace damaged roof tiles to match existing and repoint. Maintenance to iron rainwater goods and metal railings on roof. Apply new asphalt to flat roof. Installation of replacement roof light. Repair soffit and fascia boards where required, and sliding sash windows and frames. Repoint brickwork in various locations and apply lime paint to all previously painted surfaces (Listed Building Consent)	Application Permitted on 21.02.2024
DC/25/0668	Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign.	Under Consideration
DC/25/0771	Refurbishment and alteration works to internal spaces and to external shopfront. (Listed Building Consent).	Under Consideration

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

Horsham District Local Plan (2023-40) (Regulation 19)
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:
None received

Neighbourhood Council:

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."

1 South Street is a listed grade 2 building, currently used by Santander Building Society. The building is situated in a prominent corner position with Middle Street, located within the designated Horsham Town Conservation Area and adjacent to several Listed Buildings.

This application proposes: -

- The installation of 1x non-illuminated projecting hanging sign (0.6m width, 0.6m height, 0.08m depth) fixed to the corner of the wall of the west (side) and north (front) elevations, to replace an existing projecting hanging sign. Aluminium panel (red) with acrylic logos (white) (powder coated red RAL3020). Base of board 3.8m above ground. Projection from wall 1.4m. Panel fixed directly to existing decorative black metal bracket.

- The installation of 2x externally illuminated fascia signs, one to the west (side) elevation, one to the north (front) elevation, both measuring (3.7m width, 0.3m height, 0.04m depth) to replace existing signage. Base of fascia signs are both 3m above ground. Projection from wall 0.04m. White aluminium fascia panel with red acrylic lettering and logo, externally illuminated by existing light trough above with static illumination at 300 cd/m2.

There is existing similar signage and this proposal seeks to replace existing signage primarily to update the logo designs of the building society. The agent has confirmed that any exterior repair/refurbishment works will be done on a like-for-like basis. It is considered that this approach would preserve the historic interest 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 and finishes of the development hereby permitted shall strictly accord with those indicated in the submitted application details and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/25/0669
(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
Details plan	Proposed External Hanging	HorshamSS-0147-DE-HS-PR	23.04.2025
Elevation & Floor plan	Existing	HorshamSS-0147-FR-SI-EL-EX-PL	23.04.2025
Elevation & Floor plan	Proposed	HorshamSS-0147-FR-SI-EL-PR-PL	23.04.2025
Location plan		HorshamSS-0147-LP-EX	23.04.2025
Block plan	Existing and Proposed	HorshamSS-0147-BP-EX-PR	23.04.2025
Photos		NONE	23.04.2025
Design & Access Statement		NONE	23.04.2025
Supporting Statement	Heritage	NONE	23.04.2025
Details plan	Proposed External Fascia Signage	HorshamSS-0147-DE-FS-PR	23.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.06.2025

Authorising Officer sign/initial Guy Everest Date: 18.06.2025