Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1604
Jasmine House, High Street, Henfield, West Sussex, BN5 9HN,

DESCRIPTION:
Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0822	Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Listed Building Consent)	Application 22.08.2024	Permitted on
DC/24/0821	Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Full Application)	Application 20.09.2024	Refused on
DC/24/1603	Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Full Application).	Application 19.12.2024	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Henfield Neighbourhood Plan
Policy 3: Henfield Village Retail Centre
Policy 8: Broadband Infrastructure
Policy 12: Design Standards for New Development

Henfield Parish Design Statement

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:

HDC Conservation: 04/11/2024

Jasmine House is part of a nineteenth century terrace reflecting a traditional arrangement of dwelling and shop together. The sober style is reflective of a building type that appears throughout the country at this time. The ubiquity of this type of terrace reflects the social and economic changes that continued through the nineteenth century and facilitated by the ease of travel and movement of goods and building products by rail. The terrace reinforces the character of Henfield as a historic village that expanded in the mid nineteenth century.

This is a revised proposal to alter and extend this property following refusal of planning permission DC/24/0821. The revised internal layout will not prevent an understanding or appreciation of the special interest of the listed building. The external changes remain proportionate in scale and reinforce the architectural style of the terrace. The interior of the property has been altered in the past and lost some of its historic significance in terms of features and spatial arrangement. The proposed internal alterations will not dilute the special interest of the listed building. I am happy consent can be granted. I have suggested conditions to ensure a successful project.

HDC Conservation: 20/11/2024
No comments raised on revised plans.

PUBLIC CONSULTATIONS:

Representations:
One (1) letter of Objection have been received from one address, objecting to the application on the following grounds:

- Overshadowing and loss of light.
- Out of keeping.
- Concerns about structural elements and foundations.
- Unclear plans.
- Overhang into neighbouring property.
- Design and appearance.

Parish Comments:
Objection - All Agreed. This Committee deems that this application is contrary to HD Planning Framework policies:-
- 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings
- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.
- 41 as it does not demonstrate adequate safe and secure parking, and highway safety.

This Committee notes that there is a dispute over a boundary wall.

12/12/2024
The Plans Advisory Committee deems there is no new evidence to change their opinion from previous comments:
Objection - All Agreed. This Committee deems that this application is contrary to HD Planning Framework policies:-
- 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings
- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.

- 41 as it does not demonstrate adequate safe and secure parking, and highway safety. This Committee notes that there is a dispute over a boundary wall.

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

Paragraph 205 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 206 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."

Jasmine House is part of a nineteenth century terrace reflecting a traditional arrangement of dwelling and shop together. The sober style is reflective of a building type that appears throughout the country at this time. The ubiquity of this type of terrace reflects the social and economic changes that continued through the nineteenth century and facilitated by the ease of travel and movement of goods and building products by rail. The terrace reinforces the character of Henfield as a historic village that expanded in the mid nineteenth century.

Amendments have been made to clarify the plans and remove the overhang proposed to the roof. The proposal to alter and extend this property will not prevent an understanding or appreciation of the special interest of the listed building. The external changes are proportionate in scale and reinforce the architectural style of the terrace. The proposed ground floor extensions pitched roof would relate better with the existing dwelling, than the flat roof. The interior of the property has been altered in the past and lost some of its historic significance in terms of features and spatial arrangement. The proposed internal alterations will not dilute the special interest of the listed building.

Subject to the recommended conditions the proposal would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Other Matters:

Concerns about structural elements, foundations and the boundary wall have been made in objections. These are civil and building control matters, to be dealt with outside of the planning process.

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 **Pre-Commencement Condition**: No external works shall take place until specifications of external materials and surface finishes 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.

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).

3 **Pre-Commencement (Relevant Works) 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 roof details including sections through:
- dormer
- stair tower parapet including junction with pitched roof.

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the principal roof.

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).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

6 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

7 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

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/24/1604

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2411JA_R1_000	14.11.2024
Elevation plan		2411JA_R1_205 REV002	14.11.2024
Block plan		2411JA_R1_001.2	14.11.2024
Floor plan		2411JA_R1_201.3	14.11.2024
Floor plan		2411JA_R1_200.2	14.11.2024
Elevation plan		2411JA_R1_204 REV 002	14.11.2024
Floor plan		2411JA_R1_202.2 REV 002	14.11.2024
Elevation plan		2411JA_R1_203.2 REV 002	14.11.2024
Section plan		2411JA_R1_300.2 REV 002	14.11.2024
Location & Block plan		2403JA_R1_000, REV 001	14.11.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 19.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.12.2024