Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0027
32 High Street, Steyning, West Sussex, BN44 3YE

DESCRIPTION:
Replace 2no. existing ground floor front elevation windows with new timber sash windows. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/1870	Variation of Conditions 2 and 4 of previously approved application DC/05/0899 (Change of use to tea room and gift shop). Variation sought to allow for change to opening hours and the public use of the walled garden via access through the coffee shop	Application Refused on 31.05.2024
DC/24/0484	Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Full Application)	Application Refused on 22.05.2024
DC/24/0485	Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Listed Building Consent)	Application Permitted on 22.05.2024
DC/25/0026	Replace 2no. existing ground floor front elevation windows with new timber sash windows. (Full Application).	Pending Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

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

Steyning Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNDP3 – Contribution to Character

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: No objection (Summary): -

The proposed replacement of the windows in the ground floor bay is acceptable.

Parish Comments:
Steyning Parish 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 (2024) states that "when considering the impact of a 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 from development within its setting), should require clear and convincing justification."

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the district through positive management of development affecting heritage assets. The character and setting of heritage assets and locally distinctive vernacular building forms are required to be retained, reinforced, preserved and improved.

Policy SNDP3 of the SNDP requires development proposals to demonstrate a positive contribution towards the character of Steyning and respond positively to the form and building materials of neighbouring properties.

The application site, 32 High Street, Steyning, BN44 3YE, together with the adjoining 34 High Street, form a Grade II listed building, which was first listed in 1980. The listed building is a 16th Century timber-framed building with Horsham slab roof and a stucco frontage re-fronted in the 18th century. The listed building has been part of the built environment of Steyning for centuries and contribute positively towards the Steyning Conservation Area. It is therefore crucial to ensure that its historic value is retained and preserved.

This application relates to the replacement of two existing modern ground floor front windows, which do not contribute to the enhancement of the historic character of the listed building, with new timber sash windows. No other alterations of the building is proposed in this application.

Apart from the two ground-floor front windows proposed to be replaced, all other front windows at both the application site and adjoining 34 High Street consist of windows traditional patterns with multi-pane white timber windows.

The proposed multi-pane sash windows would be double-glazed, and its appearance would match the rest of the windows at the frontage of the listed building.

The proposal is considered to preserve the historic interest of the Grade II listed building, in accordance with the above 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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/25/0027

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		21486 - 121	08.01.2025
Floor plan	Existing and Proposed	21486 - 122	08.01.2025
Elevation plan	Existing and Proposed	21486 - 123	08.01.2025
Details plan	Existing and Proposed Window Details	21486 - 124	08.01.2025
Supporting Statement	Heritage Statement	NONE	08.01.2025

DELEGATED

Case Officer sign/initial	Joshua Lee	Date:	27.02.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	03.03.2025