Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0771
1 South Street, Horsham, West Sussex, RH12 1EL

DESCRIPTION:
Refurbishment and alteration works to internal spaces. (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 21.02.2024	Permitted on
DC/25/0668	Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign.	Application 18.06.2025	Permitted on
DC/25/0669	Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign. (Listed Building Consent).	Application 18.06.2025	Permitted on

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:
HDC Conservation: Further details of external works were requested, subsequently the applicant has agreed to withdraw external works from this current application and to submit separately in a future application.

Neighbourhood Council:
None received

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 215 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.

Permission was granted in June 2025 for external installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign. This current application seeks permission for refurbishment and alteration works to internal spaces, no alteration to existing access arrangements are proposed.

Proposed internal works include:

- Redecorating and making good internal finishes.
- Alterations to layout of ground and first floor banking halls, customer rooms and counter/admin areas.
- Replacing existing flooring on ground and first floors with new flooring.

No structural works are proposed to the existing building envelope in this proposed development. External works initially proposed have been withdrawn from the proposal. The proposals comprise of internal refurbishment works and updating of internal shop fitting items with up-to-date modern shop fittings typical of a Santander branch. The proposed ground and first floor layouts include alterations to the banking hall, customer rooms and counter/admin areas. No external works are proposed in this planning application. The replacement of the external signage was covered and permitted in recent separate planning applications.

The proposed internal works 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).

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/25/0771

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		HorshamSS-0147-LP-EX	08.05.2025
Design & Access Statement		REV. A	22.08.2025
Supporting Statement	Heritage	REV. A	22.08.2025
Block plan		HorshamSS-0147-BP-EX-PR	08.05.2025
Floor plan	Existing First	HorshamSS-0147-FF-GA-EX	08.05.2025
Elevation plan	Existing	HorshamSS-0147-FR-SI-EL-EX	08.05.2025
Floor plan	Existing Ground	HorshamSS-0147-GF-GA-EX	08.05.2025
Elevation & Floor plan		HorshamSS-0147-FR-SI-EL-PR-A	22.08.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 26.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.08.2025