Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0940
Mulberry House, 8 The Square, Storrington, West Sussex, RH20 4DJ

DESCRIPTION:
Replacement of the lower sashes and repairs to three ground floor windows on the southern front elevation (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0942	Installation of two air conditioning units on North and East Elevations (Full Planning).	Application 16.10.2024	Permitted	on
DC/24/0943	Installation of two air conditioning units on North and East Elevations (Listed Building Consent)	Application 16.10.2024	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 5 Storrington Village Centre Retail Area
Policy 6 Development in Storrington Village Centre
Policy 14 Design

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: Advisory

Parish Comments:
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 205 of the NPPF (2023) 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 194 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."

Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The application site is located within the Storrington Conservation Area and comprises a Grade II* Listed Building. Mulberry House is a large two storey detached brick building which is set back from The High Street and holds a prominent position within The Square in Storrington village. The building is occupied by Henry Adams Estate Agents and contains offices internally.

The building's listing description as shown on Historic England's website is set out below: C18. Two storeys. Six windows, easternmost window-bay recessed. Red brick. Painted stringcourse. Parapet with pediment over the centre window-bay containing a dummy lunette window in the tympanum. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.

The building has a walled forecourt which historically formed part of the market when it was held in the central square. North Street and Brewers Yard run either side the site. Vehicular access is gained to the building and carpark from the south via land which is owned by West Sussex County Council. The site surroundings comprise a compact medieval street pattern formed of The Square, West Street and Church Street. The surrounding properties comprise a mixture of two and three storeys, with a mix of commercial and residential use, varying designs and use of materials.

Listed Building Consent is sought for the replacement of timber windows including the lower sashes and repairs to three ground floor windows on the southern front elevation. The front southern elevation of Mulberry House incorporates ten sliding sash timber windows, and is a key feature of the listed building which faces The Square. A window condition report prepared by Commglass accompanies this application and has identified some of the windows on the southern front elevation have extensive levels of rot. The application proposes to repair the windows where possible on a like-for-like basis with an epoxy resin and through implementing regular maintenance. Three of the ground floor windows have been identified as having extensive rot which are beyond repair and therefore it is proposed to replace the lower sashes on these windows with timber replacement sashes. It is stated that these have already been made, yet not installed, with care taken to replicate the proportions, bars and mouldings of the existing sashes to provide like-for-like replacements. The timber replacement sashes would also be painted white to match the existing sash windows on the front of the building. The replacement of the lower timber sashes and repair works to the ground floor windows on the southern elevation would enable the remaining parts of the existing timber sash windows to be retained and preserved. Along with regular maintenance as set out in the window condition report, the proposals are made to enable the preservation of the existing sash windows of the historic building.

HDC Conservation has been consulted and recommended a pre-commencement condition specifying that surviving historic glass panes should be identified, removed from the existing timber frames and reused in the new timber frames. If this is not possible a written statement should be provided to the council explaining the reasons before work is commenced. Following this advice, the applicant has responded detailing that the majority of existing glass would not be able to be saved. However, the replacement glass would be the same thickness as the existing glass and will be single glazed. The HDC Conservation Officer considers that this is understandable and the difficulties of removing the glass acknowledged. The replacement of the glass proposed is considered acceptable although if possible the glass should be reused. The pre-commencement condition is therefore not required however it is asked that care is taken during the works so that where practical and feasible the glass is reused.

It is considered that the proposals would result in less than substantial harm to the special interest of the building. This harm can also be weighed against the public benefits which include enabling its viable use as an office.

The proposed 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 development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Regulatory Condition**: All materials, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where possible existing glass should be reused, any replacement glass should be the same thickness and single glazed.

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/24/0940
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		ARC/055/24/08	25.07.2024
Elevation plan	As existing	ARC/055/24/02	25.07.2024

Details plan	Windows, as existing	ARC/055/24/03	25.07.2024
Photos	Front elevation (part), as proposed	NONE	20.06.2024
Photos	Front elevation, as proposed	NONE	20.06.2024
Supporting Docs	Images of windows, as existing	NONE	20.06.2024
Supporting Docs	Replacement panel, as proposed	NONE	20.06.2024
Supporting Statement	Timber Report	NONE	20.06.2024
Design & Access Statement	Planning and Heritage	NONE	20.06.2024
Floor plan	As existing	ARC/055/24/01	25.07.2024
Floor plan	As proposed	ARC/055/24/05	25.07.2024
Elevation plan	As proposed	ARC/055/24/06	25.07.2024
Details plan	Windows, as proposed	ARC/055/24/07	25.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.10.2024