Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0163
Bolters, 15 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Basement alterations and refurbishment (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/23/0625	Variation of Condition 1 of previously approved application DC/22/1864 (Erection of a single storey detached garden room to the rear of the dwelling) to allow for alterations to size and appearance of garden room.	Application Permitted on 05.06.2023
DC/23/0377	Conversion of basement into habitable space (Listed Building Consent).	Application Permitted on 30.05.2023
DC/21/0760	Alterations to existing basement to form utility and storage room (Listed Building Consent).	Application Permitted on 06.07.2021
DC/20/1274	Alterations to existing basement to form utility and storage room (Listed Building Consent)	Application Permitted on 07.09.2020
DC/14/2503	1) Temporary removal of existing flagstones to basement floor and storage onsite 2) 700mm (approx.) excavation of floor to 10sq.m (approx.) of basement 3) Installation of new floor (at reduced level) and walls to form new 'utility room'. 4) Reinstallation of flagstones to areas of existing floor (not new utility room)	Application Permitted on 27.01.2015
DC/14/2501	Rectification of damage to internal components of the building caused by shot-blasting. Works to include; 1) The insitu repair of timber panelling/architraves/skirting boards 2) The localised replacement of damaged timber panels 3) The insitu repair of 3 no stone fireplace surrounds 4) The replacement of 1no stone fireplace surround	Application Permitted 08.01.2015

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

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: The proposal is no more impactful to the listed building than the previously consented schemes.

Parish Comments:
Horsham Denne NC has no objection in principle to extending the basement but have the following comments and queries:

- Once work starts there should be continued archaeological monitoring which could be conditioned.
- Factors including lateral thrust under the party wall should be clarified, as this is a listed building abutting other properties.
- HDNC asks for confirmation that heating can be provided (as per Planning Heritage Design and Access Statement 7.6 Justification) without any structural alterations.

Therefore, HDNC objects to this application until further information is provided and there is confirmation that conditions will be imposed.

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 (2018) 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."

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 gained Listed Building Consent in 2023 (ref. DC/23/0377) for conversion of the basement into habitable living space, primarily for storage purposes, which involved an engineered solution to lower the basement floor and support the existing ground floor joists. A new insulated timber wall was proposed to provide support to the existing ground floor joists, previously being supported by temporary props. This permission followed previous consents on the site for comparable

works, ref: DC/14/2503, DC/20/1274 and DC/21/0760, with details of the construction and related investigations approved under ref: DISC/17/0145.

It is considered that the nature and design of the scheme would not result in any adverse impact on the special interest of the building. The works have previously been subject of submissions in respect of the detailing of the construction and investigations, with these such that the resulting layout would respect the interest and significance of the building.

The proposal, subject to conditions, would have no adverse impacts on the significance or 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 development shall be carried out in strict accordance with the materials and finishes and colours to be used for the walls and floor contained within the Cover Letter dated 10/04/2017, as approved under planning application reference DISC/17/0145.

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).

3 **Regulatory Condition**: The development shall be carried out in strict accordance with the materials and samples of such materials and finishes and colours to be used for flues, vents, extracts and the sump pump of the proposed utility room contained within the Cover Letter dated 10/04/2017, as approved under planning application reference DISC/17/0145.

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).

4 **Regulatory Condition**: The development shall be carried out in strict accordance with the methodology statement identifying the impact on the proposed plumbing and drainage system contained within the Cover Letter dated 10/04/2017 as approved under planning application reference DISC/17/0145.

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**: The development shall be carried out in strict accordance with the Historic Building Recording & Archaeological Watching Brief Written Scheme of Investigation (by Archaeology South-East reference 170277 dated March 2017) as approved under planning application reference DISC/17/0145.

Reason: To ensure appropriate investigation and recording of buried archaeological Heritage Assets on the site before or during new building, infrastructure and landscaping works.

6 **Regulatory Condition**: At all times during the progress of the work for which listed building consent is hereby granted adequate measures shall be taken to protect the remaining part of the listed building from collapse and/or structural damage.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: All making good shall be carried out in traditional materials and finishes to match the existing building.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Plans list for: DC/24/0163
(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
Location & Block plan		PL.20	29.01.2024
Floor plan	Proposed Basement and sections	PL.21	29.01.2024
Floor plan	Existing Basement, first and Second	EX.02	29.01.2024
Elevation plan	Existing and section	EX.03	29.01.2024
Floor plan	Existing basement	15C- 1 REV A	31.01.2024
Floor plan	(Foundation Works), as proposed	15C-2 REV A	31.01.2024
Floor plan	Proposed High Level Structural Works	15C-2 REV A	31.01.2024
Details plan	Works adjacent to party wall, as proposed	15C-Drg PW14 REV A	31.01.2024
Details plan	Works adjacent to party wall, as proposed	15C-Drg PW16 REV A	31.01.2024
Supporting Docs	Waterproofing product	none	29.01.2024
Supporting Statement	Archaeology Summary	none	29.01.2024
Design & Access Statement	and Heritage	none	29.01.2024
Supporting Docs	Cavity drain membrane information	none	29.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2024

Authorising Officer sign/initial Guy Everest Date: 27.03.2024