Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1586
Press House, 16 Market Square, Horsham, West Sussex, RH12 1EU

DESCRIPTION:
Addition of ventilation roof tiles to north-west and south-east roofs.

RELEVANT PLANNING HISTORY:

DC/13/1171	Change of use of the existing premises from offices to residential to form 1 x 3 bed and 8 x 2 bed flats, incorporating the erection of a roof extension with balcony, external alterations and the provision of an internal bin and bicycle store (14-16 Market Square, Horsham)	Application 31.01.2014	Permitted

DESCRIPTION OF THE SITE

Press House is located immediately west of the Grade II listed Town Hall building off Market Square within the Horsham Town Conservation Area. The host building has four storeys above ground level at the southern eastern corner of the building and it is this part of the building where alterations to roof tiles are proposed in this application to the north-west and south-east roofing.

The Press House site was occupied by former historical buildings which were destroyed in a fire with the current form being built in 1927 and has been run as the offices of the West Sussex County Times. Planning was permitted in 2013 for conversion to residential flats and works were completed and occupied onwards of 2016.

DESCRIPTION OF THE APPLICATION

Full planning permission is sought to add 13 number inline plastic roof ventilation tiles to the South East and North West roof faces only. The ventilation tiles to be flush fitted with existing plain tiles.

It is detailed that the attic was recently surveyed by Stuart Radley Associates which shows lack of good ventilation to the attic void resulting in damp and mildew forming in the flats below and on the roof timbers. The solution proposed is to install cross roof ventilation to the attic void at low and high levels. The Manthorp as illustrated ventilation tile will do this. 6 in number have been proposed to each roof face plus 1 for a vent outlet on the NW face.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development

Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

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: No Objection

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
No Objection

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

Character, Appearance and Heritage Impacts:

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

The application site relates to roof tiles of Press House which is adjacent to the Grade II listed Town Hall off Horsham Market Square. The proposal would insert 13 ventilation tiles within the existing plain tiled roof. It is considered that the proposal will not have a significant impact the character of the conservation area and is considered acceptable, and also given that the proposal would help preserve roof timbers and the attic void from damage from damp and mildew.

The proposal is therefore considered to preserve the historic character of the Conservation Area and adjacent Grade II Listed Buildings, in accordance with relevant local and national planning policies.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The scale and siting of the proposal and the resulting relationship with neighbouring properties and land is such that there would be no unacceptable impacts on amenity and accords with Policy 33 in this respect.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it

cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

There is no clear or compelling evidence to suggest the nature and scale of the proposed development to the roof tiles would increase the capacity within the existing building, and would not necessitate an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **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 Section 91 of the Town and Country Planning Act 1990.

3 **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: 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/24/1586
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Heritage Statement	NONE	11.10.2024
Design & Access Statement		NONE	11.10.2024
Location plan		NONE	11.10.2024
Details plan	Tile	NONE	11.10.2024

Photos		D 1024/716/11	11.10.2024
Floor plan	Existing and Proposed	D 1024/716/06	11.10.2024
Elevation plan	Proposed	D 1024/716/05	11.10.2024
Elevation plan	Proposed	D 1024/716/04	11.10.2024
Elevation plan	Existing	D 1024/716/03	11.10.2024
Elevation plan	Existing	D 1024/716/02	11.10.2024
Location & Block plan		D 1024/716/01	11.10.2024
Roof plan	Existing	D 1024/716/07	11.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 03.12.2024