



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	47 London Road, Horsham
DESCRIPTION:	Erection of a single storey front extension, shopfront alterations and associated works (Full Application and Listed Building Consent).
REFERENCE:	DC/26/0476 and DC/26/0477
RECOMMENDATION:	~~Advice / No Objection / Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS: 47 London Road forms part of a genteel terrace of properties constructed in the early nineteenth century and now designated as grade 2. The property is also within the London Road Conservation Area. The application seeks to amend the front single storey extension to the property, with changes to the access doors. The front extension is of its time and provides a narrative of changes of use within the locality. It would be suggested that any changes to the front elevation should not make it more prominent or draw the eye away from the decorative form of the original, designed terrace. The shopfront was redesigned in 1967 relocating the door from the side to its current position. The current scheme would extend over the existing porch and would also raise the roof to be contiguous with its neighbours, as well as create a single door access, with the shop doorway relocated to the front. It would be suggested that the proposal would rationalise the existing arrangement in terms of the porch and doorway, simplifying its appearance. The relocated shop door would also reflect other arrangements in the terrace, and although not ideal would not on balance result in such harm (to the buildings character as a building of special architectural and historic interest), as to warrant an objection. It would also be considered that the overall scheme would preserve the character of the conservation area. To ensure the successful integration of the scheme it would be suggested that conditions area placed on the application in terms of detailing and materials.	
ANY RECOMMENDED CONDITIONS:	

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement external doors, windows.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame
- formation of openings
- method of glazing

ii) Roof details including sections through:

- flat roof perimeters
- roof to wall joints
- roof to roof joints
- fascia
- parapets

b) Samples or specifications of external materials and surface finishes, and decorative features including cross section of pilasters, etc

Reason: As this matter is fundamental 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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	16/04/2026