HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	39 Carfax, Horsham
DESCRIPTION:	Erection of two storey building for B2/B8 use (general industrial/ storage or distribution)
REFERENCE:	DC/25/0761
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The application site is located within an internal space surrounded by buildings that form the central core of Carfax. The site is accessed via a passageway between 51 and 52 Carfax. It is within the Horsham Town Centre Conservation Area. Within the encircling buildings there are the grade 2 listed buildings of 42 Carfax, 42A and 42B Carfax and 36 – 37 Carfax.

The proposed building has brick elevations and a flat roof, with an external stair to the first floor. The building has a functional appearance which does not reflect the architectural character of the conservation area. It is noted that the building is set away from public view, however the NPPF is clear that the "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

Development even when not in public view should still constitute good design particularly within the conservation area where special attention is required to be paid to the desirability of preserving or enhancing the character or appearance of that area. The space is also within the setting of the above-mentioned listed buildings where similarly decision makers should have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

At present there remains an understanding of the site's focus as an island of space within the centre of the encircling buildings as well as an appreciation of their rear elevations although it is acknowledged that some of the buildings have been extended.

The proposed building would infill this space with a building which does not reflect the historic building and vernacular forms which are a positive characteristic of the conservation area. It would also blur an understanding of the space, and hinder views of the surrounding properties. It would therefore be considered that the proposal would result in less than substantial harm to the conservation area, and the setting of the

adjoining listed buildings. It would also not be considered to preserve or enhance the special historic or architectural character of the conservation area.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	30.06.2025