Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1349
7 Market Square, Horsham, West Sussex, RH12 1EU

DESCRIPTION:
Replacement of spray-foam Insulation from the underside of the roof tiles and timber roof structure. Replacement of the existing roof tiles with like-for-like reclaimed tiles (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/17/0024	Repair of a structural timber corner by partial replacement. (Listed Building Consent)	Application 09.05.2017	Permitted on
DC/15/2115	Repairs to rendered surfaces, following the ingress of water, due to a storm insurance claim we have to make good bricks to the internal chimney and 1 wall in a first floor bedroom, using old stone bricks, lime render and lime wash paint (Listed Building Consent)	Application 08.02.2016	Permitted on

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: No objection with pre-commencement condition recommended

Parish Comments:
Horsham Town Council: No objection

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

Under the NPPF (2026), Policy HE4 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

The application relates to 7 Market Square, a Grade II listed building located within the Horsham Conservation Area. The building is understood to have originated as an outbuilding associated with the former Anchor Hotel and retains historic fabric dating from the 16th century, albeit with later alterations. As such, the significance of the heritage asset is derived from its historic interest, age, and surviving traditional construction.

Listed Building Consent is sought for repairs to the existing roof, including the removal of closed-cell spray foam insulation which has been applied to the underside of the roof covering. The submitted information indicates that the spray foam has trapped moisture within the roof structure, resulting in deterioration of historic building fabric. The proposed works involve the careful removal of roof tiles, replacement only of those tiles that are beyond repair with matching reclaimed clay tiles, installation of a breathable bat-safe roofing membrane and associated bat access measures, replacement timber battens, and the removal of spray foam from affected roof timbers. Additional insulation is proposed to improve the thermal performance of the building.

The works are principally restorative and repair-led in nature and are intended to address ongoing moisture-related deterioration affecting the historic fabric of the listed building. The retention and reuse of existing materials where possible, together with the use of matching reclaimed tiles and traditional repair methods, will preserve the building's architectural and historic character. The removal of the spray foam insulation will prevent further damage to the historic structure and facilitate the proper management of moisture within the building.

It is therefore considered that the proposed works would preserve the special architectural and historic interest of the Grade II listed building and would secure the long-term conservation of the asset. No harm to the significance of the designated heritage asset has been identified. Subject to the recommended conditions, the proposal is considered to accord with Sections HE4, HE5 and HE6 of the NPPF (2026) and the relevant heritage policies of the development plan.

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 **Pre-Commencement Condition:** Before any work begins to remove the spray insulation, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

3 **Regulatory Condition:** The existing spray insulation shall be removed by hand or by tools held in the hand other than power-driven tools.

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/26/1349

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		002 REV A	08.09.2026
Site plan	Existing	003	24.08.2026
Floor plan	Existing and roof plan	005 REV A	24.08.2026
Floor plan	Proposed and roof plan	006 REV B	08.09.2026
Elevation plan	Existing	007	24.08.2026
Elevation plan	Proposed	008 REV A	24.08.2026
Location plan		NONE	24.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.11.2026