



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0488

36-37, Carfax, Horsham, West Sussex, RH12 1EQ

DESCRIPTION:

Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/1866	Installation of 1x illuminated projecting sign, 1x illuminated fascia panel, 1x ATM surround, 1x non-illuminated window message, and replacement safety manifestation, to the front elevation. Installation of 1x illuminated projecting sign, 1x illuminated fascia panel, 1x non-illuminated window message, and replacement safety manifestation, to the side elevation	Application 04.12.2023	Permitted	on
DC/23/1867	Installation of 1x illuminated projecting sign, 1x illuminated fascia panel, 1x ATM surround, 1x non-illuminated window message, and replacement safety manifestation, to the front elevation. Installation of 1x illuminated projecting sign, 1x illuminated fascia panel, 1x non-illuminated window message, and replacement safety manifestation, to the side elevation (Listed Building Consent)	Application 04.12.2023	Permitted	on

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021 Revision):

Section 16 - Conserving and enhancing the historic environment

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:

Policy HB3 - Character of Development

Policy HB4 - Design of Development

AIM2 - Conserving Heritage Assets

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:

Horsham District Council Conservation: No Objection

The application building is situated in a prominent corner location within the Horsham Town Centre Conservation Area. It contains within the first-floor interesting timber framing highlighting its historical importance as a grade 2 listed building.

Although the proposed defibrillator and bleed kits due to their appearance would be considered to result in less than substantial harm to the significance of the building (at the lower end of the scale), it would be suggested that in this instance the public benefit should be weighed against this harm.

Parish Comments:

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

Section 16, Paragraph 208 of the NPPF (2024) states that "[l]ocal planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

This application is for the Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch at 36-37 Carfax Horsham West Sussex. 36-37 Carfax is a Grade II Listed Building (indexed 1974) described by Historic England as "*Probably C15 with late C18 or early C19 exterior. 2 storeys. 3 windows facing east and 2 facing south. Painted brick. Modern slate roof. Sash windows, most glazing bars intact. Modern shop front. Inside, a king-post roof with moulded capitals and moulded tie-beams. Said to be the only surviving medieval building in central Horsham. No 36 and Nos 4 to 7 (consec) form a group with Nos 9, 9A, 9B and 10 Middle Street*". The use of 36 – 37 Carfax is currently a Nationwide building society.

The proposal sees medical kits cabinets installed to the front elevation of the building next to the front doors with a defibrillator kit on the left side and a bleed kit on the right side. Both kits are sited around

900mm from the floor and are approximately 630mm in height and 440mm in width. The kit cabinets protrude from the building by 285mm. The housing of the cabinets is made from polycarbonate and coloured using the Nationwide colour scheme. The cabinets include text highlighting the specific kit and instructions to open the cabinet and instructions to direct users to call emergency services. To differentiate the kits, coloured surrounds are used: yellow for the defibrillator kit and red for the bleed kit. This does introduce a bright yellow colour to the external elevation where this is not used in Nationwide's branding. The cabinets are also internally illuminated so that they are visible at night which would somewhat detract from the statue of the building. The polycarbonate housing would also introduce a modern material to the external of the building which would also be considered to degrade the quality of the built form.

Overall, it would be considered that the proposal would harm the Listed Building. However, the Council's Conservation Officer has identified the harm on the lower end of the scale. To this end, Paragraph 215 of the NPPF states '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'.

The proposal introduces public defibrillator and bleed kits located within the centre of Horsham which is considered a major public benefit. It is considered that though a bright yellow colour would be introduced via the surround on the building, the scale of this is fairly small and is of benefit to differentiate the kit at a glance. In addition, the housings are internally illuminated. Whilst this does introduce a bright light source to the building, it would be considered that it helps identifying the kits at night which would be of public benefit. Whilst a modern material of polycarbonate is introduced, it would be considered it would sit in relation to the existing ATM machine and again of a small enough scale that it would not be thought to detract from the building to an unacceptable level.

As above, though the proposal is likely to introduce a harm to the Listed Building, the Council acknowledges that there is an identified public benefit as a result of the development. Given that the identified harm is on the lower end of the scale, Officers are of the view that this benefit would outweigh the identified harm, thus demonstrating compliance with Paragraph 215 of the NPPF.

The proposal is considered to be acceptable and is recommended approval.

Recommendation: Application Permitted

Conditions:

- 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.

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/26/0488

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date

Block plan		NONE	25.03.2026
Supporting Statement	Heritage	NONE	25.03.2026
Elevation plan	Existing Front	EX.01.E1	27.03.2026
Elevation plan	Existing Side	EX.01.E2	27.03.2026
Elevation plan	Proposed Front	PR.01.E1	27.03.2026
Elevation plan	Proposed Side	PR.01.E2	27.03.2026
Supporting Docs	Bleed Kit Cabinet Branding	NONE	19.03.2026
Supporting Docs	Defibrillator Cabinet Branding	NONE	19.03.2026
Supporting Docs	St Johns Defibrillator and Bleed Cabinet Details	NONE	19.03.2026
Supporting Statement	Planning	NONE	19.03.2026
Location plan		NONE	19.03.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 13/05/2026

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2026