



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0412
2 Carfax, Horsham, West Sussex, RH12 1DN

DESCRIPTION:

New external platform to host new external condenser units and associated works to new ventilation and Air conditioner system within the building

RELEVANT PLANNING HISTORY:

DC/25/0682	Installation of replacement ATM and surround.	Application Permitted on 25.07.2025
DC/25/1178	Installation of 1x non-illuminated nameplate sign to replace the existing.	Application Permitted on 10.11.2025
DC/26/0129	Refurbishment to existing Barclays Bank including internal and external works. (Full Application).	Application Permitted on 07.04.2026
DC/26/0130	Installation of 2x non illuminated individual letter name plate signs with Barclays logo, 2x non illuminated projecting signs, and 1x internally illuminated ATM surround panels. (Advertisement Application).	Application Permitted on 07.04.2026

DESCRIPTION OF THE SITE

The application site is a corner plot situated on the western side of Carfax and the northern side of Market Square. The main building is an end of terrace three storey commercial premises used as Barclays Carfax branch. The building is positioned in a prominent central location alongside other established business and financial institutions within the town centre.

The subject building is identified as a locally listed building and the application site falls within the Horsham Town Centre Conservation Area.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for a new external platform to host new external condenser units and associated works to new ventilation and Air conditioner system within the building. The new units would comprise of 3 No. Daikin RZAG35B condensers and 1 No. Daikin ERA100AV condenser. The new external platform structure would be installed at rear of the property within an enclosed alleyway.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic 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 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Neighbourhood Plan 2019-2036:

HB6: Retaining and enhancing the vitality and viability of Horsham Town Centre

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 4: Horsham Town
Strategic Policy 8: Sustainable Design and Construction
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 23: Infrastructure Provision
Strategic Policy 36: Town Centre Uses

Supplementary Planning Guidance:

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

Parish Design Statement:

None

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 Environmental Health: No Objection – To this end, EH&L recommend the following conditions should the application be permitted. 03/07/2026

HDC Environmental Health: No Objection - The premises is located in the primarily commercial heart of Horsham town centre, although domestic properties are located within the same block ten metres to the northwest; and within 12 metres to the south in Market Square.

It is noted that the Application as presented does not actively seek the installation of new or additional plant externally currently and therefore this Service makes the recommendations for Conditions, should the Application be Permitted. 21/05/2026

HDC Conservation: No Objection.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Horsham Denne Neighbourhood Council: Raised no objection to the application. Support the comments of the Conservation Officer that that old condensing units should be removed from site.

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

Design and Appearance:

Policies 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. Policy 34 of the Horsham District Planning Framework (HDPF) requires that proposed development make a positive contribution to the character and distinctiveness of the area and ensure that development in conservation areas is consistent with the special character of those areas.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan seeks to ensure that development preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.

The proposal would involve the installation of a new external platform to host new external condenser units and associated works to new ventilation and Air conditioner system within the building. The new units would comprise of 3 No. Daikin RZAG35B condensers and 1 No. Daikin ERA100AV condenser.

It is noted that the proposed works would be set away from public view, which would lessen the impact of the proposal on the wider experience of the Horsham Conservation Area. It is understood that buildings require updating as technology and occupiers needs evolve, and these should be undertaken sensitively in older buildings such as this that have local heritage interest. The proposed platform including the new external units have been designed to minimise visual impact and the proposal would be viewed in the context of the surrounding apparatus within this enclosed service area. It is viewed that the proposal would integrate well with the immediate surroundings. However, to preserve the distinctive characteristic of the conservation area, once any plant is no longer required it should be removed to ensure that elevations are not unnecessarily cluttered, this has been secured by condition.

For the above reasons, given the location of the proposal the form and scale would be appropriate to the character and appearance of the existing premises. The development would preserve the distinctive characteristic of the Horsham Conservation Area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above 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.

During the course of this application details and specification of the proposed 3 No. Daikin RZAG35B condensers units and 1 No. Daikin ERA100AV condenser unit have been provided.

The premises is located in the primarily commercial heart of Horsham town centre, although domestic properties are located within the same block ten metres to the northwest; and within 12 metres to the south in Market Square.

The agent had emailed details specification of the units which included a table listing the units sound levels which states that there would be no difference between the existing units. However, following consultation with the Council's Environmental Health Officer, it was pointed out that sound levels in isolation without the measurement methodology is meaningless; and other acoustic characteristics also need to be taken into account, i.e. tonality, impulsivity etc. As recommended by the Council's Environmental Health Officer a series of suitably worded conditions have been imposed to ensure the proposed works are executed with due diligence to prevent impact on residential amenities.

Subject to adherence with the recommended conditions, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

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: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The ongoing service and maintenance regime for the installation will be undertaken in line with manufacturer's recommendations.

Reason: In the interests of amenity of adjacent occupiers and to ensure the development does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** Within 3 months of the date of commissioning the HVAC plant, a noise assessment shall be submitted which demonstrates the plant noise levels for daytime operation will exceed background levels as measured at a position on the boundary of the application site closest to the nearest domestic property. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed

and implemented, as necessary. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason: In the interests of amenity of adjacent occupiers and to ensure the development does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The external platform hereby permitted shall be installed in accordance with the approved details. In the event of the external platform ceases to be used, it shall be removed from the building and the building made good, as soon as is reasonably practicable and no later than six months after the cessation of its use.

Reason: To ensure that 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).

- 7 **Regulatory Condition:** The external plant equipment hereby permitted shall be installed in accordance with the approved details. In the event of the equipment ceasing to be used, they shall be removed from the site, and the site made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

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).

Note to Applicant: Noise Assessment

The noise from the new HVAC units, for the life of the development, shall not exceed background levels as measured at a position on the boundary of the application site closest to the nearest domestic property. In order to achieve this, units should be designed/selected, or the noise from the units attenuated so as to maintain the existing noise climate and assist in reducing 'ambient noise creep' (the gradual increase in background noise levels in a built up area due to consecutive small increases). Daytime and night-time noise measurements to be based on a 1 hour LAeq and a 15 Minute LAeq respectively, in line with BS 4142: 2014 (or subsequent superseding equivalent).

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/26/0412

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage	NONE	24.03.2026
Supporting Statement	Planning	NONE	24.03.2026
Block plan		RMWBS10200_000	24.03.2026
Elevation plan	EXISTING FRONT ELEVATION	D0558-012_300	07.04.2026
Elevation plan	EXISTING SIDE ELEVATION	D0558-012_301	07.04.2026
Elevation plan	EXISTING REAR ELEVATION	RMWBS10200_003	07.04.2026

Elevation plan	PROPOSED FRONT ELEVATION	RMWBS10200_031 REV C	07.04.2026
Elevation plan	PROPOSED SIDE ELEVATION	RMWBS10200_032 REV C	07.04.2026
Elevation plan	PROPOSED REAR ELEVATION	RMWBS10200_033	07.04.2026
Elevation plan	PROPOSED FIRST FLOOR PLAN	RMWBS10200_013 REV I	07.04.2026
Plans	EXTERNAL PLANT PLATFORM	00-101 T2	05.03.2026
Location plan		NONE	05.03.2026
Layout plan	FIRST FLOOR VENTILATION LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P02	05.03.2026
Layout plan	FIRST FLOOR AC LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P03	05.03.2026
Layout plan	SECOND FLOOR VENTILATION LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P01	05.03.2026
Layout plan	SECOND FLOOR AC LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P03	05.03.2026
Layout plan	LOFT VENTILATION LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P02	05.03.2026
Layout plan	LOFT AC LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P03	05.03.2026
Layout plan	GROUND FLOOR VENTILATION LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P01	05.03.2026
Layout plan	GROUND FLOOR AC LAYOUT	RPT5769_2026_HO RSHAM_CARFAX_ P02	05.03.2026
Supporting Docs	EQUIPMENT SCHEDULE	RPT5769_2026_HO RSHAM_CARFAX_ MBR_3FSD_XX_ME CH_EQUIPSCHED_ 001	05.03.2026
Supporting Docs	Product Technical Details RZAG - B	NONE	26.05.2026
Supporting Docs	Product Technical Details ERA100AV	NONE	26.05.2026
Supporting Statement	Email with noise assessment summary.	NONE	15.06.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 06.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.07.2026