



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1022

10 Market Square, Horsham, West Sussex, RH12 1EU

DESCRIPTION:

Remedial repair work to clay drainage pipe. Removal of decayed suspended timber floor structure over basement / cellar to front of shop and reinstatement of a new timber floor structure. Removal and treatment of dry rot to basement / cellar (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/1526	Installation of 1 x externally illuminated sign	Pending Consideration
DC/25/1510	Renovate the existing retail premise (no structural changes).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Horsham Blueprint Business Neighbourhood Forum is a designated body of the Unparished Area of Horsham Town. The Forum comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council.

The Horsham Blueprint Neighbourhood Plan was formally made at Full Council on 14 December 2022.

Policy HB3- Character of Development

Policy HB5- 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 Officer: No Objection – I am satisfied this work is necessary and appropriate. The existing floor is a modern replacement so I am satisfied no significant historic fabric will be lost as a result of the proposed repair. The details included in the application are sufficient to avoid conditions.

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

Policy 34 of the HDPF requires development to reinforce the special character of the historic environment through appropriate siting, scale, form and design, ensuring that proposals preserve locally distinctive building forms, their settings, features, fabric and materials.

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 a Grade II listed building within the Horsham Town Centre Conservation Area. The proposed works are remedial in nature and are required to address extensive decay to the suspended timber floor structure and the source of moisture ingress from defective drainage. The existing floor structure and supporting steelwork are not considered to be original fabric, and the works would largely comprise repair and like-for-like reinstatement, with no alteration to the building's external appearance, scale, layout or use. The Conservation Officer has raised no objection to the replacement of the affected floor structure, subject to Listed Building Consent. Accordingly, the proposed works are considered necessary to safeguard the building's fabric and would preserve its special architectural and historic interest, resulting in no harm to the significance of the listed building or the character and appearance of the Horsham Town Centre Conservation Area.

Overall, the proposal would not result in harm, in accordance with Policy 34 of the HDPF.

Recommendation: Application Permitted

Conditions:

- 2 **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.

- 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).

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/26/1022

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Section plan	Proposed	25235	24.06.2026
Location plan		M215PC/LB/01	24.06.2026
Block plan	Proposed	M215PC/LB/02	24.06.2026
Plans	Existing and Proposed Section, Basement and Ground Floor	M215PC/LB/03	24.05.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 17.08.2026

Authorising Officer sign/initial RHERMITAGE Date: 18.08.2026