50 Springfield Road, Horsham, West Sussex, RH12 2PD

Alterations to existing windows

Heritage statement

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Site Information

Consultant	Joseph Orbell
Client	Guava Holdings Limited
Site Address	50 Springfield Road, Horsham, West Sussex, RH12 2PD
LA	Horsham District Council
Description of Development	Alterations to existing windows

Constraints review

Heritage assets	Neighbouring the London road conservation area and listed buildings

Report Date	28th March 2025

1. Introduction

1.1. The site, the subject of this application, relates to 50 Springfield Road. This statement supports an application for window alterations that would typically fall under permitted development rights. However, due to an MA prior approval, these rights do not apply to this property.

1.2 While the site is not located within the London Road conservation area and is not a listed building, it is adjacent to both. This is illustrated in Figure 1 below.

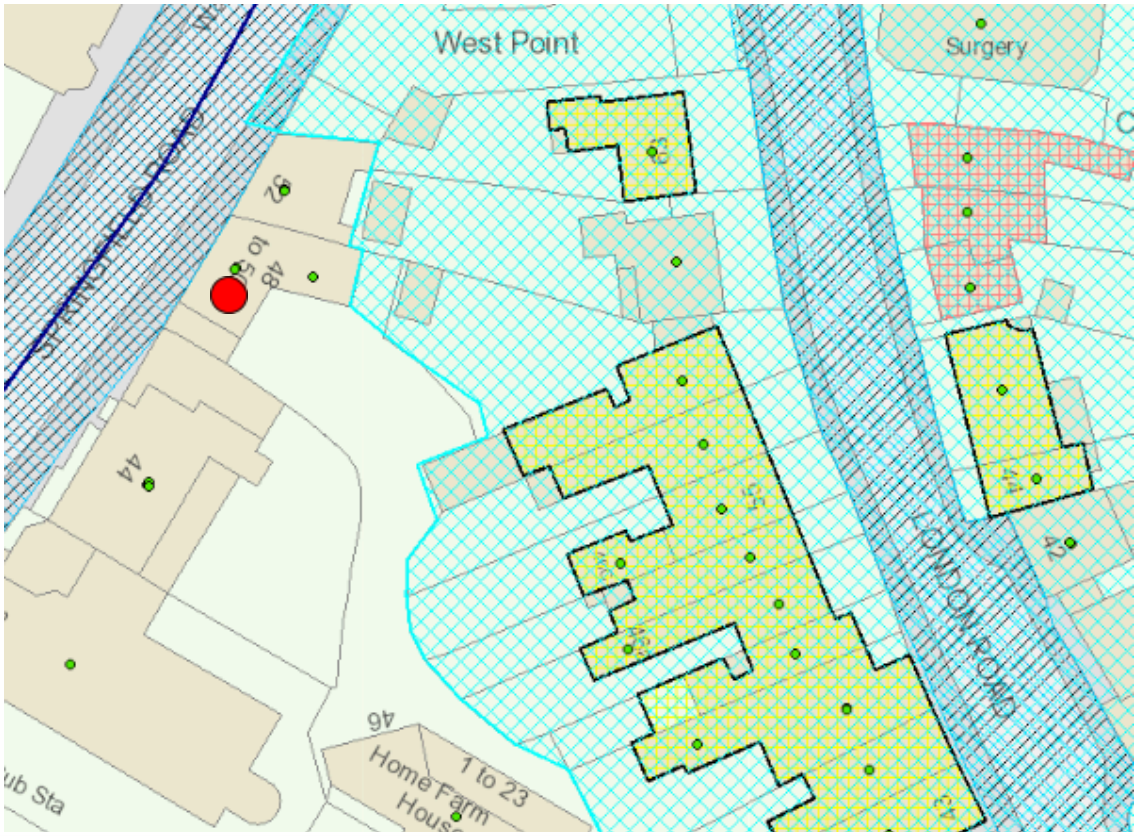


Figure 1: London road conservation area shown in hatched light blue with listed building shown in yellow with the application site indicated by a red circle

About Town Planning Expert

1.2. Town Planning Expert is a general needs planning consultancy formed in 2012 and practising as a Chartered Planning Practice. Town Planning Expert is instructed to submit a planning application for development as set out below.

Our VICTORY © Framework

1.3. Our VICTORY Framework applies a policy, plan lead, approach to development with the intent of gaining planning permission in a manner that complies with National and Local Planning Policy in accordance with S38 of the Planning and Compulsory Purchase Act 2004.

2. Scope of work

2.1. The proposed works involve replacing two large ground-floor windows, each with top openings, with four separate windows that also feature top openings.

2.2. On the first floor, two existing windows, each containing two openings, will be removed and replaced with slightly narrower obscured glass windows, which will have only top openings.

2.3. While these alterations would typically fall within permitted development rights, the approval of the Class MA application has resulted in their removal.

2.4. The only changes proposed relate to the appearance of the property to provide better conditions for the occupiers with no changes to the amount, scale or landscape of the site.

3.0 Heritage assessment

3.1. The site is not located within the London road conservation area, nor is the building listed. Figure 1 shows the conservation area (hatched in light blue), the nearby listed buildings (marked in yellow), and the application site (indicated by a red circle).

3.2 The proposed changes to all windows do not face the conservation area or listed buildings and, therefore, have a very minimal chance of impacting upon them.

3.3 The new windows are designed to be in keeping with the architectural style of the surrounding buildings, ensuring they integrate well within the residential setting.

3.4 There are no alterations to the rear windows which overlook into the conservation area and listed buildings meaning there is no impact on the area's special architectural or historic character.

3.5 Additionally, vegetation and surrounding structures provide partial screening, further reducing any potential impact.

3.6 The materials used for the alterations will match the existing windows and brickwork, maintaining the visual consistency of the building.

3.7 In conclusion, these minor exterior alterations will not negatively affect the neighboring conservation area or listed buildings.