DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1273
Blatchford House , 52 Kings Road, Horsham, West Sussex, RH13 5PR

DESCRIPTION:

Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/1272	Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works (Full Planning).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Horsham Town 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.

Policy HB1 – Location of Development
Policy HB2 – Meeting Local Housing Needs
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

Parish Design Statement:

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: Comment

The Conservation Officer raises no objection in principle to the proposed change of use of Blatchford House from supported living accommodation back to a single dwelling, considering that this would allow the listed building to be experienced more closely as originally designed and would preserve its

special architectural and historic interest. The officer notes the building's significance as the former home of Robert Blatchford and acknowledges its evolution within the changing urban context of Horsham. The proposed internal alterations are generally acceptable; however, further care is recommended when creating new openings to ensure that any historic fabric is identified and preserved. Clarification is also sought regarding the treatment of blocked-up openings and whether existing doors will be retained as evidence of the building's historic layout. Support is expressed for the replacement of existing uPVC windows with timber alternatives, while existing timber windows to the rear should be retained and repaired.

No objection is raised to the proposed alterations to the front boundary wall and the addition of railings, as these would maintain views of the building from the public realm whilst appropriately defining private space. However, the proposed double garage is not supported. The Conservation Officer considers that the current design fails to reflect the quality, elegance and architectural character of the listed building and would result in harm to its setting. A more carefully designed outbuilding, better related to the host dwelling and contributing positively to the significance of the site, is therefore recommended.

Re-consultation (Received 14.10.2026): No Objection - The amended plans address previous concerns relating to the garage design. The addition of a dormer window is considered a positive enhancement that improves the overall appearance of the structure and enables it to relate more sympathetically to the character and significance of the host listed building. As a result, the Conservation Officer no longer objects to this element of the scheme and advises that, should planning permission be granted, appropriate conditions be attached as set out in their consultation response.

Horsham Town Council: Comment

Neutral position on the application. While Members welcomed the proposed sash windows, considering them a sympathetic enhancement to the character of the building, they expressed some concerns regarding elements of the proposed construction and whether the overall design is fully in keeping with the character and setting of the listed building. In particular, Members suggested that a pitched roof finished with traditional tiles may be more appropriate and reflective of the host building and surrounding area than the currently proposed roof design. The Town Council also noted that no comments from the Heritage Officer were available at the time of its consideration and emphasised that the Local Planning Authority should give significant weight to the Heritage Officer's assessment to ensure the proposal preserves the significance, character and setting of the listed building.

Representations:

1 letter of representation has been received in support of the application. The representation raises no objection to the proposal and expresses support for the conversion of the building back into a secure and well-maintained family home. The comments are limited to concerns regarding the protection of existing trees, specifically seeking reassurance that the proposed alterations will not adversely affect the tree located on the highway verge to the front of the property or the mature conifer trees along the front-right boundary, provided they are healthy. The respondent considers the preservation of these trees to be the key issue arising from the development.

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

The building is a Grade II Listed Building and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the building, its setting and those features which contribute to its special architectural and historic interest. Policy 34 of the HDPF is therefore relevant, together with Chapter 20 of the NPPF, in particular Policies HE4, HE5 and HE6, which seek to secure the conservation and enhancement of heritage assets and require decision-makers to give considerable importance and weight to the conservation of designated heritage assets.

The submitted Heritage Statement identifies the significance of the listed building as deriving from its Victorian architectural character, surviving historic plan form and mature setting. The proposed works primarily involve the removal of later, unsympathetic internal alterations and redundant services, together with the reinstatement of traditional timber sash windows in place of modern uPVC units. These interventions are considered to better reveal and enhance the significance of the heritage asset whilst preserving its special architectural and historic interest. In accordance with NPPF Policy HE5, the proposal would result in a positive effect on the significance of the designated heritage asset through the reinstatement of traditional features and the enhancement of its historic character.

The Conservation Officer raises no objection in principle to the proposals, subject to the careful treatment of historic openings and architectural features and the retention and repair of existing rear timber windows where feasible. Concerns previously raised regarding the garage alterations have been satisfactorily addressed through the submission of amended plans, resulting in a design that is more sympathetic to the host listed building.

Subject to the submission of further details, the proposal is considered to preserve and enhance the significance, character and setting of the designated heritage asset. The development therefore accords with Policy 34 of the HDPF, the statutory duties contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, and the objectives of NPPF Policies HE4, HE5 and HE6, which support proposals that conserve and enhance the historic environment.

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 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new dormer windows.
These drawings must show:
- materials
- decorative/protective finish
- formation of openings including dormer construction,
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips

- eaves
- verges
- verges and bargeboards

b) Schedule identifying all doors, doorcases, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

c) Samples or specifications of external materials and surface finishes including new railings and gate.

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).

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/26/1273
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Lower Ground Floor & Ground Floor Plans - Existing	260039/ 01	07.08.2026
Floor plan	First Floor Plan & Second Floor / Roof Plan - Existing	260039/ 02	07.08.2026
Elevation plan	Elevations - Existing	260039/ 03	07.08.2026
Site plan	Site Plan - Existing	260039/ 04	07.08.2026
Floor plan	Lower Ground Floor & Ground Floor Plans - Proposed	260039/ 05	07.08.2026
Floor plan	First Floor Plan & Second Floor / Roof Plan - Proposed	260039/ 06	07.08.2026
Elevation plan	Elevations - Proposed	260039/ 07	07.08.2026
Plans	Existing and Proposed Boundary Wall Plans & Elevations, Proposed Double Garage, Window Details & Site Plan	260039/08 Revision A	30.09.2026
Location & Site plan	Site Location and Block Plans - Existing	260039/ 09	07.08.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.10.2026

Authorising Officer sign/initial Tamara Dale Date: 30.10.2026