HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	47 London Road, Horsham
DESCRIPTION:	Erection of a single storey front extension, shopfront alterations and associated works (Full Application and Listed Building Consent).
REFERENCE:	DC/26/0476 and DC/26/0477
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Amended Plans

The extent of the works have increased as the floor has been replaced following a leak, and there are proposed changes to the position of the door, new external flues, and a suspended ceiling. The open space of the ground floor will also be infilled with the addition of walls for saunas and changing facilities etc. It would be suggested that the internal changes would not result in the harmful loss of historic fabric, with the additional pipework placed under the new floor and dropped ceiling.

The proposed amendment to the doorway would introduce a door into the twentieth century shopfront and would have a similar impact to the previously considered scheme outlined below. On balance although the proposals would result in a change to the appearance of the modern shopfront, it would retain the elegance of the original building. It is unfortunate that the shop would no longer have an active interaction with the street with the internal walls being visible from the pavement however, it would be

considered that this concern should be balanced against the benefit of this part of the building having a viable use.

As before I would suggest the conditions set out below.

Original Comments

47 London Road forms part of a genteel terrace of properties constructed in the early nineteenth century and now designated as grade 2. The property is also within the London Road Conservation Area.

The application seeks to amend the front single storey extension to the property, with changes to the access doors. The front extension is of its time and provides a narrative on changes of use within the locality. It would be suggested that any changes to the front elevation should not make it more prominent or draw the eye away from the decorative form of the original, designed terrace.

The shopfront was redesigned in 1967 relocating the door from the side to its current position. The current scheme would extend over the existing porch and would also raise the roof to be contiguous with its neighbours, as well as create a single door access, with the shop doorway relocated to the front.

It would be suggested that the proposal would rationalise the existing arrangement in terms of the porch and doorway, simplifying its appearance. The relocated shop door would also reflect other arrangements in the terrace, and although not ideal would not on balance result in such harm (to the buildings character as a building of special architectural and historic interest), as to warrant an objection. It would also be considered that the overall scheme would preserve the character of the conservation area.

To ensure the successful integration of the scheme it would be suggested that conditions area placed on the application in terms of detailing and materials.

ANY RECOMMENDED CONDITIONS:

LB07 Submission of Details

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/and/or/replacement external doors, windows.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame
- formation of openings
- method of glazing

ii) Roof details including sections through:

- flat roof perimeters
- roof to wall joints
- roof to roof joints
- fascia
- parapets

b) Samples or specifications of external materials and surface finishes, and decorative features including cross section of pilasters, etc

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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	16/04/2026 **27/10/2026**