DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0580
8 Holbrook Park , Old Holbrook, Horsham, West Sussex, RH12 4TW

DESCRIPTION:

Internal adjustments to existing property forming a new bedroom and en-suite in existing kitchen area (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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 Design and Conservation: - No objection subject to conditions

Parish Comments:

None received

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Paragraph 205 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Holbrook Park is located in the countryside on the north side of the A264, with Horsham being the nearest settlement. The site is surrounded by open fields at the North, East and West boundaries. There are some varying types of residential and commercial properties nearby to site. Holbrook Park is a grade 2 listed building which is thought to be formally the stables for Holbrook Park House which is also grade 2 listed. Holbrook Park is situated to the north east of Holbrook Park House. The property was converted into apartments in the mid twentieth century along with the stables.

Flats 1 to 10 Holbrook Park Old Holbrook Horsham are Grade II Listed Buildings listed on the 28.11.1980, described as:

Mid C19. Two storeys. Eight windows. Faced with cement. Balustraded parapet. Windows in moulded architrave surrounds, those on first floor with cornices over on console brackets. Mostly casement windows, but some sashes on ground floor with glazing bars. Projecting Italianate tower at north-east corner with wide eaves cornice on console brackets. Wide porch towards the south end with coupled Ionic columns. Another porch to the north of this containing an elliptical-headed doorway.

The application seeks listed building consent for internal adjustments to existing property forming a new bedroom and en-suite in existing kitchen area. It is also proposed to alter a number of windows and replace a door with a window. The proposed works are considered to be relatively modest alterations and would not adversely affect the appreciation and understanding of the interior of the listed building and would not have any adverse impact on the special character and interest of the listed building.

To protect the fabric of the Grade II listed building, a condition is recommended to require the submission of details regarding the new/and/or replacement windows, external doors, ceiling details and external materials and surface finishes.

Overall, the proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **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.

2 **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 windows, external doors.
These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Ceiling details including specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

3 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0580

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Existing Site Plan	514 / 2001	16.07.2024
Location plan		NONE	16.04.2024
Location plan	Location Plan	514 / 1001	16.07.2024
Elevation & Floor plan	Existing and Proposed Plans	514 / 4001	31.08.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 11.09.2024

Authorising Officer sign/initial Tamara Dale Date: 11.09.2024