Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0896
55 Brighton Road, Horsham, West Sussex, RH13 6EZ

DESCRIPTION:

Removal of the existing built in airing cupboard and built in wardrobes and installation of a walk through wardrobe. Renovation of the existing ensuite bathroom. (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0287	Remove affected damp areas and repair with a membrane based damp proofing system. (Listed Building Consent).	Withdrawn Application on 27.04.2026
DC/26/0895	Removal of the existing built in airing cupboard and built in wardrobes and installation of a walk through wardrobe. Renovation of the existing ensuite bathroom. (Householder Application).	App returned

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

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

Horsham Blueprint Business Neighbourhood Forum
Policy HB3: Character of Development
Policy HB4: 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

The proposed works would be undertaken in a modern addition to the property and would not harm the significance of this elegant grade II listed building.

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 HE4 of the NPPF states that heritage assets should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets should maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness. Any harm to, or loss of, the significance of a designated heritage asset should have a clear and convincing justification.

Policy HE5 of the NPPPF states that assessments of the potential effects of development proposals on the significance of heritage assets should identify whether proposals would be likely to: have a positive effect, which is where the significance of a heritage asset would be enhanced or better revealed; have no effect on the significance of the heritage asset; or result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting; or cause the total loss of the significance of a heritage asset.

Policy HE6 of the NPPF states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

Policy 34 of the HDPF states that applications for development affecting heritage assets shall reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques; make a positive contribution to the character and distinctiveness of the area; and preserve and ensure the clear legibility of locally distinctive building forms and their setting, features, fabric and materials.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrate well with its surroundings.

The application site relates to 55 Brighton Road, Horsham, a Grade II Listed Building dating from approximately 1850. The dwelling is a detached property of traditional construction and forms an important heritage asset within its setting.

The proposal seeks internal alterations comprising the removal of an existing airing cupboard and built-in wardrobes, the creation of a walk-through wardrobe, and refurbishment of the existing ensuite bathroom. The works are confined to a later extension dating from the 1990s and do not involve any alterations to the external appearance of the building. HDC Conservation Officer therefore raises no concerns with the proposal.

The submitted information confirms that the existing partitions are modern additions of timber frame and plasterboard construction and do not form part of the historic fabric of the building. The proposed works are therefore limited to modern elements and would not result in the loss of any features that contribute to the significance of the Listed Building.

As the alterations are entirely internal, confined to a modern part of the property, and do not affect the building's historic fabric or external appearance, the proposal is considered to preserve the special architectural and historic interest of the Grade II Listed Building and is therefore acceptable in heritage terms.

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 works hereby permitted shall be carried out in strict accordance with the details contained within the Heritage Statement received on 12.06.2026.

Reason: To ensure that 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.

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/26/0896
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	02.06.2026
Floor plan	Proposed Layout	NONE	10.08.2026
Floor plan	Existing Layout	NONE	10.08.2026
Block plan		NONE	26.08.2026
Supporting Docs	Heritage Statement	NONE	12.06.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07/10/2026

Authorising Officer sign/initial Tamara Dale Date: 20/10/2026