



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0217

1 West Street, Horsham, West Sussex, RH12 1PA

DESCRIPTION:

Various external works, including replacement render, stone repair and maintenance, alterations to doors and external ladders and replacement roofing, and replacement of existing condenser.

RELEVANT PLANNING HISTORY:

None Relevant

DESCRIPTION OF THE SITE

The application site relates to 1 West Street, Horsham, a four-storey commercial building located within the town centre and forming part of the primary retail frontage. The site lies within the Horsham Town Centre Conservation Area and occupies a prominent position along a pedestrianised section of West Street, which is characterised by a mix of historic and modern commercial buildings.

The surrounding area exhibits a varied architectural character, reflective of the town's historic evolution, with buildings of differing ages, styles, and materials contributing to a cohesive townscape. The application building forms part of a continuous frontage and makes a positive contribution to the character and appearance of the Conservation Area.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for various external works to the existing commercial building at 1 West Street, Horsham. The proposed development comprises refurbishment, repair, and replacement work to the exterior of the building.

Specifically, the works include the replacement of render to two façades, cleaning and repair of stonework to the front and side elevations, and the replacement and maintenance of roofing, including multiple flat roof areas. The proposal also involves the removal of the existing condenser unit and installation of a replacement unit, alongside the replacement of external mechanical and electrical (M&E) equipment at second floor and roof level.

In addition, alterations are proposed to external features, including the replacement of the second-floor terrace door and roof-level plant room door, as well as the replacement of three existing roof-level ladders with new compliant units.

The works are confined to the existing building envelope and are largely like-for-like in nature, with the aim of maintaining and improving the condition, functionality, and longevity of the building, with no changes proposed to its use.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 13 - Town Centre Uses

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:

Insert relevant policies

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

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: No Objection

The building does positively contribute to the character of the conservation area and should be considered a non-designated heritage asset due to its architectural interest. I am generally satisfied the proposed works will not harm the character of the conservation area or the setting of the adjacent listed buildings. The most prominent hardware may be the ducting, but this is at a high level and will not be greatly visible from the ground. The most important consideration from my point of view is how the principal decorated facades are treated.

Re-consultation Received (01.05.2026): No Objection

The additional information is acceptable and the detailed conditions are no longer necessary.

HDC Environmental Health: No Objection

This department has no objection provided that the suggested conditions are adhered to.

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

Horsham Denne Parish Council: No Objection

Member Comments:

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

Principle of Development:

The proposed development comprises external alterations and maintenance works to an existing commercial building within the built-up area boundary of Horsham town centre. The site is located in a sustainable location where the principle of maintaining and improving existing commercial premises is supported by Policies 1, 3, 7 and 13 of the Horsham District Planning Framework (2015).

The works are largely restorative and relate to the ongoing use and maintenance of the building, including replacement of render, roof works, and plant equipment. As such, the proposal is considered acceptable in principle.

Design and Appearance:

Policies 32 and 33 of the HDPF further require development to achieve a high standard of design which reflects local character, maintains distinctiveness and responds sensitively to its surroundings.

Policy HB3, Character of Development, 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 the 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. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area". Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings"

The proposed works are predominantly repair and replacement on a like-for-like basis, including render replacement, stone cleaning, and roof repairs. The proposal would not alter the scale, massing, or overall form of the building and would preserve its contribution to the established street scene. The introduction of new plant and equipment is limited to upper levels and is not considered to result in harmful visual impacts, particularly given its limited visibility from street level. Overall, the development would maintain the visual quality of the building and preserve the character and appearance of the wider Conservation Area.

Heritage:

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The site lies within the Horsham Town Centre Conservation Area, where Policy 34 of the HDPF and the NPPF require development to preserve or enhance the character and appearance of the historic environment. Whilst the building is not statutorily listed, it is recognised as making a positive contribution to the Conservation Area and is considered a non-designated heritage asset.

The submitted Heritage Statement confirms that the proposed works are primarily repair and refurbishment, undertaken on a like-for-like basis, ensuring that original features and materials are retained wherever possible.

The Council's Conservation Officer raises no objection to the proposal, noting that the building positively contributes to the character of the Conservation Area and that the proposed works would not harm its significance or the setting of adjacent listed buildings. It is acknowledged that some elements, such as ducting associated with plant equipment, may be visible; however, these are located at high level and would not be readily perceptible from the public realm. The Conservation Officer emphasises that careful treatment of the principal decorated façades is of particular importance.

The proposal is considered to preserve the significance of the non-designated heritage asset, the character and appearance of the Conservation Area, and the setting of nearby listed buildings, in accordance with Policy 34 of the HDPF and the NPPF.

Residential Amenity:

Policy 33 of the HDPF states that planning permission will be granted for development that does not cause unacceptable harm to the amenity of occupiers or users of nearby properties and land.

The application relates to external alterations and maintenance works to an existing commercial building, with no change of use or intensification of activity. The proposed plant equipment has been assessed by Environmental Health, who raise no objection subject to appropriate conditions.

Given the nature, scale, and location of the works, it is not considered that the proposal would give rise to unacceptable impacts in terms of noise, disturbance, overlooking, or overbearing effects. Therefore, the development complies with Policy 33 of the HDPF.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed development comprises sympathetic repair and refurbishment works to a building within Horsham Town Centre Conservation Area. The principle of development is acceptable, and the proposals have been designed to preserve the character and appearance of the building and the wider Conservation Area.

There would be no unacceptable impacts on residential amenity, and the scheme accords with relevant policies of the Horsham District Planning Framework (2015) and the National Planning Policy Framework. Accordingly, the application is recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The approved air-handling unit and air-conditioning units shall be maintained in strict accordance with manufacturer specifications and in accordance with the Plant Noise Impact Assessment reference 93987 by Noise Solutions Ltd and dated 03.03.2026.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 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/26/0217

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plan Proposed Layout	50327300-MLA-AR-01-1002 REVISION A	18.02.2026

Roof plan	Roof Plan Proposed Layout General Arrangement	50327300-MLA-CP-02-M2-AR-7101 REVISION B	06.02.2026
Elevation plan	Front Elevation Proposed Layout	50327300-MLA-CP-E1-M2-AR-7201	06.02.2026
Elevation plan	Side Elevation Proposed Layout	50327300-MLA-CP-E2-M2-AR-7201	06.02.2026
Floor plan	Second Floor Proposed Layout General Arrangement Plan	50327300-MLA-CP-R1-M2-AR-7101 REVISION B	06.02.2026
Floor plan	Second Floor Existing Layout General Arrangement Plan	50327300-MLA-EX-02-M2-AR-7100 REVISION B	06.02.2026
Elevation plan	Side Elevation Existing Layout	50327300-MLA-EX-E1-M2-AR-7200 REVISION B	06.02.2026
Elevation plan	Front Elevation Existing Layout	50327300-MLA-EX-02-M2-AR-7200 REVISION B	06.02.2026
Roof plan	Roof Plan Existing Layout	50327300-MLA-EX-R1-M2-AR-7100	06.02.2026
Supporting Docs	Mechanical Equipment Schedule	CPL521	18.02.2026
Plans	Second Floor Proposed Mechanical Services Layout	CPL521-XX-02-DR-M-1003 REVISION P3	18.02.2026
Plans	Second Floor Mechanical Strip Out Drawing	CPL521-XX-02-DR-M-6003 REVISION P3	18.02.2026
Plans	Roof Proposed Electrical Services Layout	CPL521-XX-RF-DR-E-2805 REVISION P2	18.02.2026
Plans	Roof Proposed Mechanical Services Layout	CPL521-XX-RF-DR-M-1004 REVISION P3	18.02.2026
Plans	Roof Mechanical Strip Out Drawing	CPL521-XX-RF-DR-M-6004 REVISION P3	18.02.2026
Design & Access Statement		NONE	06.02.2026
Photos		NONE	06.02.2026
Location plan		NONE	06.02.2026
Supporting Docs	Triflex ProTect System Overview	NONE	06.02.2026
Supporting Statement	Plant Noise Impact Assessment by Noise Solutions Ltd dated 03.03.2026	93987	03.03.2026
Location plan	Location Plan	50327300-MLA-AR-01-1001	06.02.2026

Supporting Statement	Heritage	NONE	18.02.2026
Supporting Statement	MAS response	NONE	15.04.2026
Supporting Statement	Sample Clean Methodology	NONE	15.04.2026
Supporting Statement	Repointing Stone	NONE	15.04.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 05.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 12.05.2026