Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1472
1 South Street, Horsham, West Sussex, RH12 1EL

DESCRIPTION:

Replacement of an existing ground-floor window and 2no. existing second floor windows (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/23/2324	Replace damaged roof tiles to match existing and repoint. Maintenance to iron rainwater goods and metal railings on roof. Apply new asphalt to flat roof. Installation of replacement roof light. Repair soffit and fascia boards where required, and sliding sash windows and frames. Repoint brickwork in various locations and apply lime paint to all previously painted surfaces (Listed Building Consent)	Application Permitted on 21.02.2024
DC/25/0668	Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign.	Application Permitted on 18.06.2025
DC/25/0669	Installation of 1x non-illuminated projecting hanging sign and 2x externally illuminated fascia sign. (Listed Building Consent).	Application Permitted on 18.06.2025
DC/25/0771	Refurbishment and alteration works to internal spaces. (Listed Building Consent).	Application Permitted on 29.08.2025

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:

Conservation Officer:

No objection.

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 (2026) paragraph 1 states that “heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance”. Paragraph 2 continues to state that “any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter”.

Policy 34 of the HDPF (2015) seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, 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.

Listed Building Consent is sought for the replacement of an existing ground-floor rear window and an existing first-floor rear window. The proposed works are limited to the replacement of existing windows within established openings, with no alterations proposed to the principal elevations or other significant architectural features of the Grade II Listed Building.

The Council's Conservation Officer has reviewed the proposal and raises no objection. It is noted that the existing windows are in poor condition and that the proposed replacements, by virtue of their design and materials, would not result in harm to the special architectural or historic interest of the Listed Building. Given the limited scale and nature of the works, it is considered that the proposal would preserve the significance and special interest of the Grade II Listed Building, as well as the character and appearance of the Horsham Conservation Area.

As the proposal relates solely to the replacement of existing windows within established openings, no adverse impacts upon the amenities of neighbouring occupiers would arise. The proposed replacement windows represent a minor and sympathetic alteration to the Listed Building that would preserve its significance whilst resulting in no harm to the character and appearance of the Conservation Area or

neighbouring amenity. The proposal is therefore considered acceptable and complies with the relevant policies of the Development Plan.

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.

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/26/1472

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing Plan	8721/EX	14.09.2026
Location plan		NONE	14.09.2026
Site plan		NONE	14.09.2026
Plans	Joinery - Second Floor Window WS1	8721/JP1	14.09.2026
Plans	Joinery - Second Floor Window WS2	8721/JP2	14.09.2026
Plans	Joinery - Ground Floor Window WG1	8721/JP3	14.09.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/11/2026

Authorising Officer sign/initial Tamara Dale Date: 06.11.2026