DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0822
Jasmine House, High Street, Henfield, West Sussex,

DESCRIPTION:
Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Listed Building Consent

RELEVANT PLANNING HISTORY:

DC/24/0821	Change of use to 4No. 1 bedroom flats, including external alterations and changes to internal layout, replacement of existing flat roof with hipped roof, replacement of two storey rear extension and erection of rear single-storey extension (Full Application).	Concurrent application under consideration.
DC/23/1799	Prior Notification for change of use of existing offices into 1no two-bedroom apartment.	Prior approval permitted on 16.11.2023.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

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

Henfield Neighbourhood Plan
Policy 3: Henfield Village Retail Centre
Policy 8: Broadband Infrastructure
Policy 12: Design Standards for New Development

Henfield Parish Design Statement

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: The proposal to alter and extend this property will not prevent an understanding or appreciation of the special interest of the listed building. The external changes are proportionate in scale and reinforce the architectural style of the terrace. The interior of the property has been altered in the past and lost some of its historic significance in terms of features and spatial arrangement. The proposed internal alterations will not dilute the special interest of the listed building. Conditions recommended.

Parish Comments:
No Objection, the committee did though have concerns about Water Neutrality for the application and a shortage of parking.

Representations:
One representation has been received commenting that the storage space (to be lost) at ground floor level is not essential to the continued operation of the retain unit.

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
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."

Jasmine House is part of a nineteenth century terrace reflecting a traditional arrangement of dwelling and shop together. The sober style is reflective of a building type that appears throughout the country at this time. The ubiquity of this type of terrace reflects the social and economic changes that continued through the nineteenth century and facilitated by the ease of travel and movement of goods and building products by rail. The terrace reinforces the character of Henfield as a historic village that expanded in the mid nineteenth century.

The proposal to alter and extend this property will not prevent an understanding or appreciation of the special interest of the listed building. The external changes are proportionate in scale and reinforce the architectural style of the terrace. The interior of the property has been altered in the past and lost some of its historic significance in terms of features and spatial arrangement. The proposed internal alterations will not dilute the special interest of the listed building.

Subject to the recommended conditions the proposal would preserve the historic interest 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 external works shall take place until specifications of external materials and surface finishes 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.

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**: 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 roof details including sections through:

- dormer
- stair tower parapet including junction with pitched roof.

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

c) 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).

4 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the principal roof.

Reason: 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).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: 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).

6 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

7 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

Plans list for: DC/24/0822
(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 & Block plan	As existing and proposed	2403JA_R1_000 REV 000	28.05.2024
Floor plan	Ground, as existing and proposed	2403JA_R1_200 REV 000	28.05.2024
Floor plan	First, as existing and proposed	2403JA_R1_201 REV 000	18.07.2024
Floor plan	Second, as existing and proposed	2403JA_R1_202 REV 000	28.05.2024
Elevation plan	North, as existing and proposed	2403JA_R1_203 REV 000	28.05.2024
Elevation plan	West, as existing and proposed	2403JA_R1_204 REV 000	28.05.2024
Section plan	As existing and proposed	2403JA_R1_300 REV 000	28.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 14/08/2024

Authorising Officer sign/initial Guy Everest Date: 22.08.2024