Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/0477
47 London Road, Horsham, West Sussex, RH12 1AN

DESCRIPTION:
Erection of a single storey front extension, shopfront alterations, and internal alterations to provide public sauna rooms (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0476	Erection of a single storey front extension, shopfront alterations, and internal alterations to provide public sauna rooms (Full Application).	Under Consideration

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

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

Horsham Blueprint Business Neighbourhood Plan 2019-2036
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: No objection, conditions recommended.

Parish Comments:
No objection, acknowledge that the changes are regrettable but that historically the design was permitted. The application represents a moderate improvement on the existing design; it was however noted that it will present a likely negative impact on the neighbouring property.

Representations:
2 representations were received, objecting to the application on the following grounds: -

- Concern about disturbances, parking issues, noise. Effect on the appearance of the Listed Building.
- Question extent of neighbour consultation.

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) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

The application relates to 47 London Road, which is part of a Grade II listed building, an early C19th terrace of three storey, stuccoed Georgian townhouses. The ground floor is in commercial use (last used as seemingly an estate agents) with an early C20th shopfront; upper floors of the building are in residential use. The site is within the Horsham (London Road) Conservation Area.

Listed Building Consent is sought for a single-storey front extension to facilitate a new access arrangement to upper floors of the building, with the formation of a new doorway within the commercial shopfront. Internally, the commercial unit would be subject to new partitioning, a suspended ceiling and new ancillary facilities created.

The existing frontages to properties in the area provides a narrative of changes of use within the locality. The proposed new commercial entrance would be located within a 20th century shopfront and would not affect any historic fabric. The new commercial entrance would allow revisions to the existing access arrangement and allow a single door opening within a new porch to provide access to upper floors of the building. The porch would be designed to reflect existing features of the building and the profiling of the wider terrace. It is considered that the siting and design of the shopfront and porch would have neutral impact on the significance of the building and no harm would arise.

The internal alterations are considered acceptable, with new pipework fitted under the new floor and suspended ceiling, and while the new partitioning would be visible from the street this would be balanced against the benefit derived from the ground floor commercial unit having a viable active use.

Overall, it is considered that there would be no adverse impact on the significance of the heritage asset and there would be no conflict with the above 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 external doors, windows. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame
- formation of openings
- method of glazing

ii) Roof details including sections through:
- flat roof perimeters
- roof to wall joints
- roof to roof joints
- fascia
- parapets

b) Samples or specifications of external materials, surface finishes and decorative features, including a cross section of pilasters.

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).

Plans list for: DC/26/0477
(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
Elevation & Floor plan	Existing	2025.490.01 REV A	12.10.2026
Elevation & Floor plan	Proposed	2025.490.02 REV D	12.10.2026
Location plan		2025.490.03	17.03.2026
Block plan	Proposed	2025.490.04	17.03.2026
Design & Access Statement	Heritage	NONE	12.10.2026
Section plan	Proposed - section and ventilation layout plan	2025.490.05 REV A	12.10.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.11.2026

Authorising Officer sign/initial Guy Everest Date: 16.11.2026