Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/0476
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 (Full Application).

RELEVANT PLANNING HISTORY:

DC/26/0477	Erection of a single storey front extension, shopfront alterations and associated works. (Listed Building Consent).	Under Consideration

DESCRIPTION OF THE SITE
47 London Road is part of a Grade II listed building, an early C19th terrace of three storey, stuccoed Georgian townhouses. The ground floor is commercial use (Office A2) with an early C20th shopfront, and upper floors are residential use. The site is within the London Road Conservation Area and Horsham BUAB.

DESCRIPTION OF THE APPLICATION
Planning permission is sought for a single-storey front extension with changes to the access doors and internal alterations to provide public sauna rooms. The proposal is to adapt the ground floor front elevation and access to the commercial unit, directly from the street, and to remove the current access route through the entrance to the residential dwelling which are on the upper floors. The front elevation to be altered by two 'front' doors being replaced with one. An existing large plate glass window pane within the overall shop window frontage will be removed to allow a recessed doorway to be formed within the remaining frame. The side elevation of the commercial unit on the ground floor will be altered where the front entrance porch to the dwelling is brought forward, replacing a large plate glass pane and small offset pane above with new walls to be painted, rendered masonry. The flat roof line to the altered porch to be slightly raised, to match that of the shopfront and the porch and bay to no. 49. The steps rising to the new front porch to be altered to align.

Internally, the shopfront to be divided with modern, lightweight stud partition walls and rear WC will be relocated. A secondary suspended, plasterboard ceiling will be fitted below the existing ceiling to the ground floor, extending from inside the front partition of the new changing rooms to the rear of the property. This will conceal air-handling ductwork. Ductwork will pass through the western external wall of the small single storey, early C20th rear extension and with circular grilles to the rear.

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 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 37 - Sustainable Construction

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 19: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision

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

HDC Environmental Health: No objection, conditions recommended

Southern Water: No objection, the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected.

Representations:
1 representation was received objecting to the application on the following grounds:

- Concern about the lack of parking on this road, and noise concerns from possible late opening hours or extractor fans.

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.

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

Design, Appearance and Heritage:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. This is reflected by Policy BILL 2 of the Neighbourhood Plan.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

Policy 19 (Development Principles) of the Horsham District Local Plan (2023-40) states that high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles.

Policy 21 (Heritage Assets and Managing Change within the Historic Environment) of the Horsham District Local Plan (2023-40) states that the Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings.

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.

Planning Permission 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.

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, the setting of neighbouring heritage assets and surrounding conservation area, and no harm would arise, in accordance with the above policies.

Residential Amenity:

Strategic Policy 19 of the HDLP states that development should provide and retain a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and/or vibration, and having regard to the sensitivities/impacts of surrounding development.

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

The scale, siting and nature of the proposed alterations and the resulting relationship with neighbouring properties would not lead to any unacceptable harm to neighbouring amenity. It is also considered that the limited extent of the external changes would not generate a sustained level of activity, from construction activities, which would require conditions to control activity.

The application site has an established commercial use and the proposal does not amount to a material change of use. It is not relevant or reasonable to impose conditions which seek to control the nature of use within the premises. Similarly, the submitted plans do not indicate any external plant, machinery or lighting for which permission would be required, and no conditions are recommended in this regard.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

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

Conclusion:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 **Pre-Commencement Condition**: No development 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 and surface finishes, and decorative features including cross section of pilasters, etc

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).

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/26/0476

(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 and DAS - amended	NONE	12.10.2026
Section & Layout	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