



ADC 1730

First Floor Flat, 56B West Street, Horsham, RH12 1PL

Heritage Statement

19th August 2026



56A & 56B West Street - front view

1.0 Introduction & Planning Statement

1.1 Planning Permission is sought for the conversion of first floor staff & store rooms above two shops to form a self-contained flat. 56 West Street is on the North side of West Street - a pedestrian precinct in central Horsham. Historically it was divided into three shops 56, 56A & 56B West Street. 56B West Street is the smaller of the ground floor shops and includes a large first floor which extends over both 56A & 56B West Street.

1.2 Careful consideration has been taken to ensure the proposed flat comply with the National Described Space Standards with good sized rooms and good natural lighting.

1.3 This type of conversion is consistent with other properties in the Horsham Town Centre and West Street itself which consist of residential flats above commercial units.

1.4 HDPF Planning Policy 33 Development Principles. The nature of the works should not adversely effect the built environment because there are no external changes. It makes efficient use of part of a building which otherwise is a disused staff and storage area. The access to this property is via an existing shared rear alleyway over an existing flat roof. The flat roof will not be used as a terrace therefore will not harm the amenity of others.

1.5 The NPFF presumes in favour of sustainable developments such as this where Council's are not hitting their housing targets. Horsham District Council is current behind in its housing delivery. This new dwelling will make a small but important contribution to the local housing need.



Block plan

2.0 Planning References

2.1 Recent Planning History shows there have been several minor shopfront alteration planning and display of advertisement applications. In 2010 a Certificate of Lawful Development use approval was granted for 'Change of use from recruitment agency (A2) to financial services (A2) (Certificate of Lawful Development - Proposed) ref DC/10/2119.

3.0 Development within or affecting a Conservation area Landscape

3.1 56 West Street lies in the Horsham Conservation Area. The streets in the area date from 1812.

3.2 The extract from the Council appraisal reads:

Part I: Appraisal continued

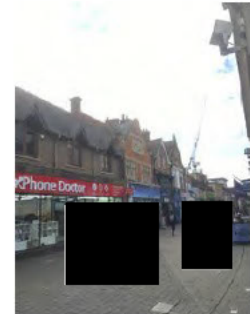
West Street

West Street forms the primary retail centre of the town. It is bordered to its north by the modern covered shopping area of Swan Walk. The rear elevations of the properties on the northern side of the street have been absorbed into the shopping centre, whilst the properties on the southern side have a delivery access from Blackhorse Way. West Street has been pedestrianised and formerly provided the link between the Bishopric and the Carfax. The pattern of development is dense with a ribbon of buildings fronting onto the street. The only gaps between the properties are the entrance to Swan Walk, and the covered link between West Street and the Forum to the north.

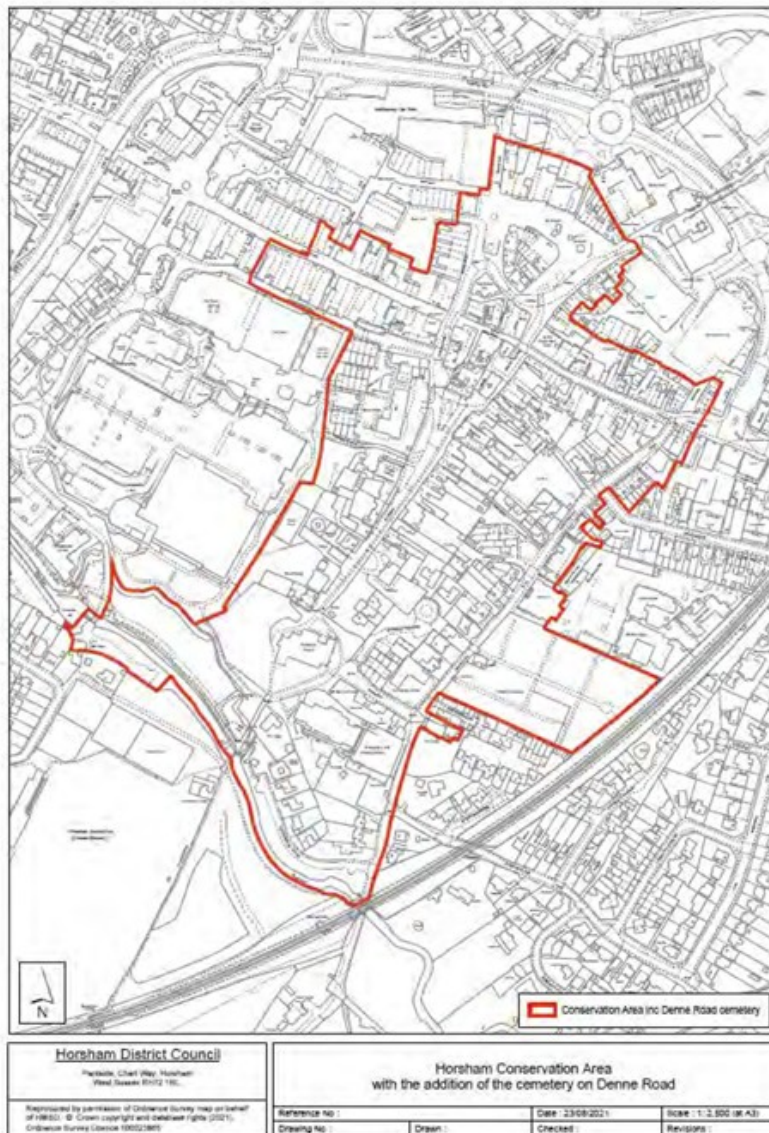
West Street does not retain any early buildings on its burgage properties and originated from a track linking the market place with the outlying area of Marpost. By the middle of the 16th Century properties were recorded along this street. It has always been important as a shopping street and was once dotted with a number of taverns; the entrance to Swan Walk is on the site of the Swan Inn.

West Street forms a vista to Bishopric Square, and to the attractive buildings at the junction of Middle Street and South Street. The street is enclosed predominantly by 3 storey buildings that form a strong linear character. A variety of building styles and materials are evident, with a predominance of brick and painted plaster.

The greatest concentration of decorative Dutch gables, mansard roofs and pargetting is found in West Street. These features, along with decorative chimneys, bay windows and gabled dormers introduce contrast, irregularity and rhythm to the streetscene. All of these features contribute to the historic interest and appearance of the area and should be retained. West Street has two street frontages, the first onto West Street and the second onto Blackhorse Way. The four photographs show the varied West Street frontage. There is a mixture of building styles but with the consistency of a shop front at ground floor level. The difference in gable design and roofscapes adds interest and colour to the street. The hard landscaping seeks to break up the width of the former road.

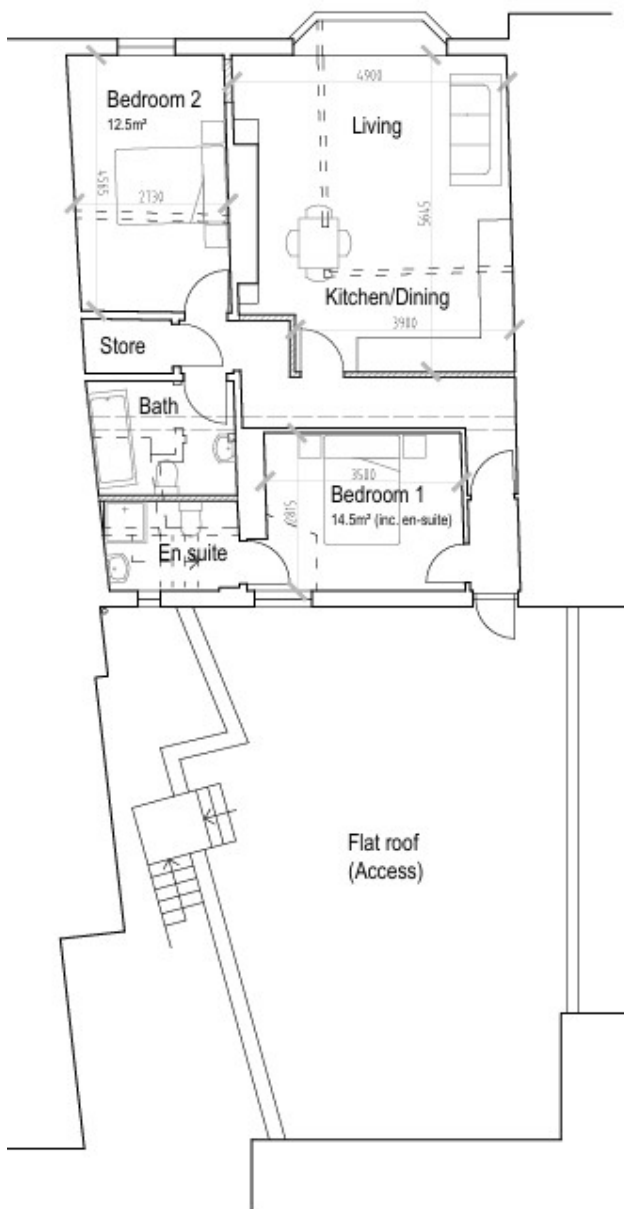


3.3 The proposals require internal alterations only. There are no changes to the windows or doors and no external alterations proposed. The front and rear elevations will remain as existing. There are no alterations proposed to the existing shop.



4.0 Listed building or its setting

4.1 56 West Street is not a listed building.



First Floor Plan @ 1:100

Extract of Architectural Plan drawing showing layout

5.0 Archaeological Notification Area

5.1 56 West Street lies in an Archaeological Notification Area under the jurisdiction of West Sussex County Council. However there are no ground works required with the proposed works.

6.0 Schedule of Ancient Monuments

6.1 N/A

7.0 Historic Parks and Gardens

7.1 N/A

8.0 Conclusion

8.1 The works are internal fit out only and therefore will not harm the Character of the Conservation Area.

8.2 The proposal complies with Horsham District Council Local Plan Policies.

8.3 Sustainable housing such as this is in line with National Planning Policies Framework.

8.4 Given the above points we ask that Horsham Planning Department approve this application.

A Dodd