Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0797
Bishop Croft, High Street, Henfield, West Sussex,

DESCRIPTION:
Replacement shopfronts to 1, 2 and 3 Bishop Croft

RELEVANT PLANNING HISTORY:
None

DESCRIPTION OF THE SITE

The application site is located on the western side of the High Street. The main property is a two-storey building comprising of a row of terrace commercial premises, namely 1, 2 and 3 Bishop Croft. The application site is centrally located within Henfield Conservation Area. The application site is located within the built-up area of Henfield. However, property is not a listed building, nor is it attached to a listed building.

DESCRIPTION OF THE APPLICATION

This application seeks planning permission for the replacement shopfronts to 1, 2 and 3 Bishop Croft.

The existing shopfronts are relatively modern additions but consist of single glazing in painted softwood timber framing. The framing is in poor condition and shows signs of significant deterioration.

The proposed replacement shopfronts would be like for like in terms of design. The key differences being the widening of the doorways to improve disabled access to the shop units and improve the overall composition of the buildings by relocating the door position to No. 2 Bishop Croft. The materials for the proposed replacement shopfronts would be powder coated aluminium window framing with 8.8mm laminated safety glass panels. The replacement shopfront would significantly increase the longevity and reduce future maintenance of the framing. The development would be finished in matt white, to closely match existing.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 14 - Shop Fronts and Advertisements
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031
Policy 12 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements

Parish Design Statement:
Henfield Parish Design Statement 2008

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

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
No Objection

Member Comments:
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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

The issues arising from this application are the visual impacts arising from the design and appearance of the development and the impact on neighbouring amenity.

Character and appearance

Policy 14 of the Horsham District Planning Framework (HDPF) aims to ensure that applications for new, replacement and temporary shop fronts, including fascia's respects the architectural style, character and form of the buildings or location of which they form a part, including appropriate use of materials, colours and illuminations. Within Conservation Areas or on Listed Buildings, proposals would need to retain an existing traditional shop front and/or features of architectural or historic interest, through retention or restoration. This would be achievable by the use of traditional materials, traditionally painted fascia's and hanging signs with muted colours.

Policy 34 of the Horsham District Planning Framework seeks to reinforce the special character of the historic environment by ensuring development would be appropriate in siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy 12 of the Henfield Neighbourhood Plan aims to maintain that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

a. The design respects the amenities of occupiers/users of nearby property and land.
b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.
c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.
d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.

The proposal relates to the replacement shopfronts to 1, 2 and 3 Bishop Croft. The High Street is characterised by a variety of shop frontages, finished in various muted and more vibrant colours with many of these shop frontages retaining original timber finishes. The application site is located centrally within Henfield Conservation Area. The Henfield Conservation Area Appraisal and Management Plan categorised 1 and 2 Bishop Croft as having a Positive contribution to the Conservation Area whereas 3 Bishop Croft is categorised as having a Neutral contribution to the Conservation Area. As such it is important that any shopfront is designed to address the characteristic of the street.

The proposal would form a symmetrically aligned fenestration at ground level with the main front entrance door re-located centrally. The replacement shopfront would maintain the rhythm as well as the character of the street with appropriate use of external materials which would respects the architecture of the building in which it is sited. The colour choice compliments the surrounding shopfronts and is considered appropriate to the locality. Following consultation with the Conservation Officer, it is considered that the proposal would have a neutral impact to the character of the conservation area.

Overall, the proposal would be in keeping with the appearance of the existing shopfronts along this parade and therefore integrate appropriately with the Conservation Area, the character and appearance of which would be preserved.

Impact on amenity

Policy 33 of the Horsham Development Framework aims to ensure that proposals are designed to avoid unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Due to the nature of the works proposed there would be no unacceptable impact upon neighbouring occupiers, in accordance with the above policy.

Water Neutrality:

The proposal relates to the replacement shopfronts to 1, 2 and 3 Bishop Croft. The proposal would create no additional demand for water consumption than already exists. There is no clear or compelling

evidence to suggest the nature and scale of the proposed development, which would not amount to a change of use or introduce activity onto the site which is not already taking place, would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions

The proposed development is considered acceptable in principle, and is considered to be of a design, form and appearance that relates sympathetically to the character and visual amenities of the street scene and wider conservation area. In addition, the proposal is not considered to result in harm to the amenities or sensitivities of neighbouring properties. As such, the proposal is considered to accord with all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/25/0797
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing	A100	13.05.2025
Supporting Statement	Heritage	NONE	13.05.2025
Location & Block plan		A000	13.05.2025
Elevation plan	Existing and proposed	A200	13.05.2025
Floor plan	Proposed	A110	13.05.2025
Design & Access Statement		NONE	13.05.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.07.2025