DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0372
The Olive Branch , 12 Bishopric, Horsham, West Sussex, RH12 1QR

DESCRIPTION:
Replacement of glass conservatory roof with traditional rosemary clay tiled roof (Listed Building Consent).

RELEVANT PLANNING HISTORY:
The site has an extended planning history, with the 5 most recent detailed below:-

DC/24/0371	Replacement of glass conservatory roof with traditional rosemary clay tiled roof (Full Application).	Pending Decision
DC/10/1063	1 new post sign, 1 new oval sign written to double gates and new sign writing to existing curved fascia (Listed Building Consent)	Application Permitted on 22.07.2010
DC/10/1058	1 new post sign, 1 new oval logo sign written to double gates and new sign writing to existing curved fascia (Advertisement Consent)	Application Permitted on 22.07.2010
DC/10/0568	2 New post signs, 1 New oval sign to gates, New sign writing to existing curved fascia and 1 New set gold leaf letters to west elevation	Withdrawn Application on 24.05.2010
DC/09/2274	Re-instatement of a fireplace and chimney stack to the west elevation, enlargement of garden area and alterations to access toilets (Listed Building Consent)	Application Permitted on 10.02.2010
DC/09/2273	Re-instatement of a fireplace and chimney stack to the west elevation, enlargement of garden area and alterations to access toilets (Full Planning)	Application Permitted on 10.02.2010

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 (HBBNP) 2019 - 2036:
AIM2 - Conserving Heritage Assets

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:
Horsham District Council - Conservation: The principle of replacing the glass roof with a tiled roof is acceptable and will not result in harm to the special interest of the listed building. Conditions recommended.

Parish Comments:
No objection.

Representations:
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
This application is for the replacement of glass conservatory roof with traditional rosemary clay tiled roof. The Olive Branch is a historic public house in the centre of Horsham. It is a Grade II Listed Building (indexed 1974) with Historic England describing the listed building (officially listed and formerly known as Green Dragon) as "*Late C17 or early C18. Timber-framing visible on west side. 2 storeys. 3 windows. Hipped tiled roof. Upper floor hung with decorative tiles. Sashes on upper floor, glazing bars intact. Modern front on ground floor*".

Paragraph 205 of the NPPF (2018) 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."

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

AIM2 of the HBBNP is to protect and conserve the historical interest and character of Horsham. Horsham has many buildings of historic interest and conservation areas which purpose is to protect buildings from being harmed by development that is not in character to the area.

The nature of the proposed works would not result in any loss of historic fabric and subject to appropriate detailing, which can be ensured through condition, there would be no adverse impact on the heritage asset. 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 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:
- roof ridge
- hips
- eaves including section through valley gutter

b) Samples or specifications of external materials and surface finishes.

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 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

4 **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).

5 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/24/0372
(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
Supporting Statement	Heritage	NONE	08.03.2024
Design & Access Statement		NONE	07.03.2024
Location & Block plan		2CD03500/07	07.03.2024

Site plan		2CD03500/06	07.03.2024
Elevation plan	Proposed roof	2CD03500/05	07.03.2024
Elevation plan	Existing roof	2CD03500/04	07.03.2024
Floor plan	Existing roof	2CD03500/01	07.03.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 02/05/2024

Authorising Officer sign/initial Guy Everest Date: 03.05.2024