DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0159
Leonardslee Gardens Brighton Road Lower Beeding West Sussex RH13 6PP

DESCRIPTION:
Approval of details reserved by conditions 2 (architectural details) and 3 (specifications of external materials and surface finishes) to approved application DC/24/0279 (Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent)).

DETAILED DESCRIPTION:

Planning Application DC/24/0279 was consented on 11-04-2024. This permitted a new roof covering and rooflight to the former generator block, subject to architectural details and specifications of external materials and surface finishes being subject to agreement with the Local Planning Authority via conditions of the Listed Building Consent.

Approval is now sought for details pursuant to conditions 2 (architectural details) and 3 (specifications of external materials and surface finishes). The details submitted comprise a specification of external materials and surface finishes and technical drawings of architectural cross sections of the new roof covering and roof panels. The following specifications have been provided, as below:

Roof Panels: It is proposed to replace the existing roof covering with new insulated roof panels by Kingspan, with a dark grey metal finish to reference to the former industrial use and architecture of the building. The product is KINGSPAN QUADCORE KS1000RW PANEL.

Gutter: The proposal includes the replacement of the existing gutters, with new coated steel ones, to match in finishes the new insulated panels.

Rainwater Pipes: The proposal includes the replacement of the existing rainwater pipes, with new coated steel ones, to match in finishes the new gutter and insulated panels.

Rooflights: The proposal includes three new low profile conservation style rooflights, in order to retain good levels of natural light to the Cafe'. The proposed rooflights include two glazing bars to subdivide the glazed surface. The product is the Conservation Plateau rooflight by The Rooflight co. Cotswolds.

Insulated panels connecting profiles, lead flashings, and existing roof slates reused are also detailed.

RELEVANT PLANNING HISTORY:

DC/24/0279	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent).	Consented 11/04/2024
DC/24/0278	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Full planning Application).	Permitted 11/04/02024

REPRESENTATIONS

HDC Conservation Officer: *No objection to the information to discharge the conditions.*

Other Considerations

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 submitted details are to discharge the details submitted pursuant to condition 2 (architectural details) and 3 (specifications of external materials and surface finishes).

Condition 2 (Architectural details)

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) Roof details including sections through: - junction with the existing parapet walls including provision of rainwater goods*

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)

Condition 3 (Specification of external materials and surface finishes)

Pre-Commencement Condition: *Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details: 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)

The submitted details pursuant to conditions 2 and 3 are all to the satisfaction of the Council's Conservation Officer as the architectural detailing and choice of material/finishes would ensure low beneficial impact on the significance of the curtilage Listed Building (generator hall), and thereby preserving its special architectural or historic interest to comply with HDPF Policy 34. The details are thereby acceptable.

Recommendation: Application Permitted

NOTES TO APPLICANT

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: DISC/24/0159
(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 Docs	Leonardslee Lakes & Gardens FORMER GENERATOR BLOCK ANCILLARY ROOF SPECIFICATIONS : ISSUE 01 June 2024 Issue C01 Rev 01 Date 13.06.2024		26.06.2024
Plans	PROPOSED ROOF DETAILS Former Generator Block - Roof works	242769-PUR-50-ZZ-DR-A-5001	26.06.2024
Plans	PROPOSED ROOF DETAILS Former Generator Block - Roof Works	242769-PUR-50-ZZ-DR-A-5002	26.06.2024
Plans	PROPOSED ROOFLIGHT DETAIL Former Generator Block - Roof works	242769-PUR-50-ZZ-DR-A-5003	26.06.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 09-07-2024

Authorising Officer sign/initial J Hawkes Date: 09.07.2024