



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0068

Denne Park House , Denne Park, Horsham, West Sussex, RH13 0AZ

DESCRIPTION:

Replacement of 15no. flat entrance doors and 2no. basement lobby access doors. (Listed Building Consent).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Southwater Neighbourhood Development Plan 2019 – 2031:

Policy SNP16 – Design

Southwater Parish Design Statement:

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, condition 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

Paragraph 208 of the NPPF states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.

Paragraph 213 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the 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.

14 Denne Park House is a grade II Listed Building, with the list description stating: -

The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.

The application seeks listed building consent for the replacement of replacement of 15no. flat entrance doors and 2no. basement lobby access doors. Following consultation with the Council's Conservation Officer, it is considered that these doors are later twentieth century additions likely to have been installed when the building was converted into apartments. The existing doors are not therefore considered to contribute to the special architectural or historic interest of the Grade II listed building, and their replacement is acceptable.

While the replacement doors are acceptable in principle the application does not include sufficient detail. A condition is therefore recommended to require further details prior to the commencement of works. This approach would ensure the works preserve the historic interest of the Grade II listed building and are accord with local development plan policies. On this basis, listed building consent is recommended for approval.

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 relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority: -
 - Details of all proposed materials, including details of any decorative and / or protective finishes
 - Profiles for mouldings and any decorative elements
 - Elevations and sectional drawings of the replacement doors
 - Full specifications for door frames

The works must not be executed other than in complete accordance with these approved details.

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).

Plans list for: DC/26/0068

(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	Planning and Heritage	187/2025	16.01.2026
Elevation plan	Proposed	187/2025/5	16.01.2026
Floor plan	Proposed Second	187/2025/4	16.01.2026
Site plan		187/2025/6	16.01.2026
Location plan		187/2025/1	16.01.2026
Floor plan	Proposed First	187/2025/3	16.01.2026
Floor plan	Proposed Ground	187/2025/2	16.01.2026

DELEGATED

Authorising Officer sign/initial Date: 18.06.2026

Guy Everest