Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0485
32 High Street, Steyning, West Sussex, BN44 3YE

DESCRIPTION:
Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0484	Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Full Application)	Under Consideration
DC/23/1870	Variation of Conditions 2 and 4 of previously approved application DC/05/0899 (Change of use to tea room and gift shop). Variation sought to allow for change to opening hours and the public use of the walled garden via access through the coffee shop	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Steyning Neighbourhood Development Plan
SNDP3 – Contribution to Character

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 - No.32 is towards the southern end of the High Street at the junction with Church Street. This is a transition area where the commercial character of the High Street is becoming less overt, and a more residential character is emerging. The building has a pair of canted bays which suggest a commercial use for the ground floor but other than that it resembles a residential property in scale and form. The proposal to convert the property to residential use will not have a harmful impact on its special interest.

Parish Comments:
Objection - On the basis of loss of a commercial property. The property still represents a possibility of being used commercially, it hasn't been on the market for an extended period of time and is in a prime location of the High Street.

Representations:
One letter of representation received in support of the application to change the property back to residential in line with its adjoining owners.

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 205 of the NPPF 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 from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks to change the use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house, it is acknowledged that the existing location is a prime real estate on the High Street in Steyning. The application site is located to the north of the High Street, within the built-up area boundary of Steyning. The surroundings are characterised by a mix of residential and commercial properties of varied styles and features. There is no discernible build pattern, with dwellings and buildings positioned at various setbacks from the road, with a mixed density of development.

It is considered that the proposed works to convert the property to residential use would not have a harmful impact on the special interest of the listed building, and would preserve its interest and significance, 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**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site

or as otherwise agreed, to confirm that no further alteration is required to meet building regulations.

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).

NOTE TO APPLICANT
This decision relates solely to the granting of Listed Building Consent for the works to the listed building. The decision does not pertain to determine the change of use (from commercial to residential) which is subject of planning application ref: DC/24/0484.

Plans list for: DC/24/0485
(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
Floor plan	Existing roof	21486 - 102	27.03.2024
Elevation plan	Existing and proposed	21486 - 104	27.03.2024
Design & Access Statement		NONE	27.03.2024
Supporting Statement	Heritage	NONE	27.03.2024
Location & Block plan		21486 - 101	27.03.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 22.05.2024

Authorising Officer sign/initial Guy Everest Date: 22.05.2024