



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1332

Horsham Gates Two, North Street, Horsham, West Sussex,

DESCRIPTION:

Replacement of existing timber cladding material on external walls and existing cladding and decking on the balconies.

RELEVANT PLANNING HISTORY:

DC/15/0611	Erection of 45 new residential dwellings in two blocks ranging from 3 to 4 storeys in height, with undercroft car parking and associated landscaping (to the rear of gate three and land formally gate one).	Application Permitted on 07.01.2016
DC/16/0313	Minor material amendment to planning permission: DC/15/0611 (Erection of 45 new residential dwellings in two blocks ranging from 3 to 4 storeys in height, with undercroft car parking and associated landscaping (to the rear of gate three and land formally gate one)) including alterations to the lower ground floor car park (including the removal of a residents gym), internal changes to the layout of Gate 1 and minor external changes to Gate 1.	Application Permitted on 03.08.2016
DC/24/1545	Replacement of the existing timber cladding material on external walls and within the window units to non-combustible aluminium cladding, replacement of the rendered wall to a similar material with non-combustible insulation, and the replacement of the existing aluminium roof to a similar material with non-combustible insulation.	Application Permitted on 22.01.2025

DESCRIPTION OF THE SITE

The application site is located on the northern side of North Street, near to the railway line associated with Horsham train station. The site comprises a residential block of flats which is part of a wider scheme totalling three residential blocks (Horsham Gates, Horsham Gates 2 and Horsham Gates 3). Horsham Gates 2, hereafter referred to as the subject building, consists of five levels including a lower ground, ground and three upper floors. The subject building is modern in appearance with external materials including timber cladding, rendered walls and dark grey window features. The site does not fall within a conservation area nor is it located within the setting of a listed building.

DESCRIPTION OF THE APPLICATION

The application seeks to replace the existing cladding materials on the elevations and balconies of the subject building with that of non-combustible materials to ensure the safety of residents. The applicant is looking to replace the existing timber cladding with wood-effect aluminium cladding and insulation in the roof and walls to a non-combustible material. By making these changes, the building will be de-risked from the spread of fire on the exterior of the building.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 43 - Community Facilities, Leisure and Recreation

Horsham Blueprint Business Neighbourhood Plan (2019-2036):

Policy HB4: Design of 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

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:

Building Control: No Comment

In response to your consultation request, Building Control has no comments on the planning application. Please note that building control approval will be required for the proposed works, this may be provided by the Local Authority or by a private RBCA.

WSCC Fire and Rescue: No Response.

PUBLIC CONSULTATIONS

Representations:

1 letter of Objection has been received from 1 address, objecting to the application on the following grounds:

- No detail has been provided as to how long the works will take, how much privacy will be impacted and how long access to balconies will be lost. Concerns raised around loss of natural light due to works impacting light source.

No letters of Support have been received.

Parish Comments:

Horsham Town Parish Council: Support

Horsham Town Council Planning Committee considered the application and resolved to support the application.

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

Design and Appearance:

Policy 32 of the Horsham District Planning Framework (2015) seeks to encourage a high quality and inclusive design for all development in the district to provide an attractive environment, complement locally distinctive characters and heritage and contribute to a sense of place. In addition, Policy 33 seeks to conserve and enhance the natural and built environment by ensuring developments make efficient use of land, avoid unacceptable harm to the amenity of occupiers, respect the character of the surrounding area and use high standards of appropriate building materials.

The proposal seeks to replace the existing timber cladding material on residents' balconies to non-combustible aluminium cladding and the existing insulation within the rendered wall and aluminium roof to non-combustible insulation. It is understood that the aluminium cladding would be of wood effect to ensure that the visual aesthetic remains much the same. The applicant has chosen the colour 'Western Red Cedar' to best match both the existing building and Horsham Gates which has had replacement cladding approved under application DC/24/1545. Whilst it is recognised that the chosen material will not weather as naturally as timber, it is not considered that this would result in such significant visual harm to justify a reason for refusal.

A condition will be applied to ensure that the chosen material for the residential balconies is used. While the exact insulation is yet to be confirmed, it is not considered necessary to involve the Council in this decision as it will not impact the appearance of the building. The proposal is therefore considered to be of an appropriate design and in keeping with the character and appearance of the existing buildings. Consequently, the proposal would not harm the visual amenity of the wider area.

Residential Amenity:

Policy 33 of the Horsham District Planning Framework (2015) aims to ensure that proposals are designed to avoid unacceptable harm to the amenity of the occupiers/users of nearby properties and land, for example through increased noise, loss of privacy or general disturbance.

It is acknowledged that a resident of the subject building has raised concerns around the potential loss of privacy and access to their balcony during the works, as well as a loss of natural light. It is noted that no schedule has been provided demonstrating how long the works will take however any impact will be of a temporary nature and the risk to residents from the retention of combustible material within the building is considered of greater importance than short-term amenity impacts. It is considered that the proposal will align with Policy 33 of the HDPF (2015) with regard to amenity.

Water Neutrality:

There is no clear or compelling evidence to suggest that the nature and scale of the proposed development would result in a more intensive occupation of the building, thus 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 therefore not adversely affect the integrity of these sites or otherwise conflict with Policy 31 of the HDPF, NPPF Policy N6 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).

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of the development qualifying as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 1

Plans
- 2

Regulatory (Time) Condition: The development hereby permitted shall be begun 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).
- 4

Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers 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/26/1332
(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
Location plan		0100 REV 01	18.08.2026

