Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0242
57 West Street, Horsham, West Sussex, RH12 1PL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1016

RELEVANT PLANNING HISTORY:

DC/24/1016	Installation of external flue and extraction equipment to rear of premises along with rationalisation/replacement of air conditioning units, new rooflights and replacement shop front.	Application Permitted on 29.08.2024.
DC/24/1174	Installation of 1x internally illuminated fascia sign, 1x non-illuminated projecting sign and signage to front of awning.	Application Permitted on 14.10.2024.

PLANNING ASSESSMENT

Planning Application DC/24/1016 was granted consent on 29.08.2024. This permission was for the following:

Installation of external flue and extraction equipment to rear of premises along with rationalisation/replacement of air conditioning units, new rooflights and replacement shop front.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

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) new/and/or/replacement external doors, rooflights/roof lantern.
These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc*
- *method of opening*
- *method of glazing*

ii) shopfront
These drawings must show:
- *materials*

- *decorative/protective finish*
- *formation of opening including structural support*
- *colour scheme*

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 application seeks to discharge condition 3. The supporting documents provided in the form of drawings showing the existing and proposed shop front details. These details indicate the proposed appearance and design of the front elevation, which would have white windows and the existing panelled pilasters painted RAL 5008 (grey blue). The existing glazing would be retained, with additional glazing proposed by the new door. It is noted that separate advertisement consent was sought for the awning and advertising which was permitted under ref: DC/24/1174. The Council's Senior Conservation Officer were satisfied with the details submitted and had no objection. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

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/24/0242

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Shop Front & Sections AA, BB	24017-P-130 B	20.09.2024
Plans	Existing Shop Front, Sections AA & BB	24017-P-131 B	20.09.2024
Plans	Shop Front Details	24017-P-132 A	20.09.2024
Supporting Statement	Covering Letter		20.09.2024
Supporting Docs	Korniche Roof Lantern Brochure		20.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 06.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.11.2024