



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	57 Premier Inn, North Street Horsham
DESCRIPTION:	Part-demolition of hotel restaurant, erection of replacement hotel and guest restaurant extension and all associated works
REFERENCE:	DC/26/0528
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS: There has been an Inn associated with the railway and its station since the 1870's with the oldest element being that facing onto North Street. The Inn has been extended over the years with a larger Victorian addition fronting onto Hurst Road. The site has a functional relationship with the railway, providing a service to travellers, and therefore is understood in connection with the wider setting of the station. The station (listed at grade 2) was designed in the International Modern Style. The station is a key activity point in Horsham with travellers accessing routes to London, the coast and beyond. The station has a simple appearance reinforced by the quality of its detailing, with an emphasis on geometric shapes and lack of non-functional ornamentation. The former Station Hotel has a more traditional appearance with pitched roofs and some decorative features with bay windows, and differing roof heights. Adjoining the site is a modern Premier Inn which has a generic form but is less prominent due to its being set back from Hurst Road, and the road rising as North Street crosses the railway line. To the south west of the site are the listed buildings of 53 and 55 North Street whose significance lies in its vernacular form, and use of traditional, local materials. The opportunity for this site lies in its prominent position particularly as one of the first buildings experienced by those exiting the station. It offers the chance to create a landmark building that reflects Horsham and its connection with the railway. It is understood that there are constraints due to the needs of the hotels function, due to the layout of rooms etc which dictates to some extent its external appearance. However there remains opportunities to further explore a more distinctive building. There are some concerns over the towers being flat roofed, a pitch would be more reflective of the locality and less bulky. The success of the building would be dependent on the quality of the detailing, the materials, and how they weather in over time – particularly the roof and the rendered towers.	

Taking into consideration the siting of the building and its juxtaposition with the station it would be suggested that the proposal would result in less than substantial harm to the setting of the railway station at the lower end of the scale, and that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

ANY RECOMMENDED CONDITIONS:

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	16.07.2026