



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee (North)

**BY:** Head of Development

**DATE:** 05 November 2019

**DEVELOPMENT:** Demolition of the remains of an ancillary outbuilding and erection of a new single storey ancillary outbuilding to the rear of the main property (Listed Building Consent).

**SITE:** 13 Global House Market Square Horsham West Sussex RH12 1EU

**WARD:** Denne

**APPLICATION:** DC/19/1537

**APPLICANT:** **Name:** Fairfax Designs LTD **Address:** 1 The Quarry Betchworth

**REASON FOR INCLUSION ON THE AGENDA:** As this application is associated with another application for full planning permission, reference number DC/19/1345 which is also on the agenda.

At the request of Councillor Fletcher.

**RECOMMENDATION:** To approve Listed Building consent subject to appropriate conditions.

## **1. THE PURPOSE OF THIS REPORT**

To consider the Listed building consent application.

### **DESCRIPTION OF THE APPLICATION**

- 1.1 The application seeks listed building consent for the erection of a single storey ancillary outbuilding within the rear garden area of the application site. The proposed building would be positioned at the far south-eastern end of the garden in an area currently occupied by the remains of what would appear to be an old outbuilding.
- 1.2 Listed building consent is required for these works as the proposed outbuilding would be attached to the listed curtilage walls and due to the alteration to the rear wall of the site.
- 1.3 The proposed outbuilding would be positioned between existing boundary walls either side and to the rear. The proposed building would have an overall depth of approximately 6.8m and an overall width of approximately 3.2m. The proposed outbuilding would incorporate a mono pitched roof design which a shallow pitched roof angle and would have an overall maximum height of approximately 3m.

- 1.4 The proposed outbuilding would be constructed of brickwork making up the external walls which would match the brickwork of the existing boundary walls, a metal roof with 3no rooflights and extensive glazing, including structural glazing positioned between the walls of the building and roof. The proposed outbuilding would be accessed via a main access door from the garden area and a rear access door, positioned in the location of an existing gate leading from a narrow access path to the rear of the site.
- 1.5 In conjunction with the erection of the outbuilding, an existing boundary wall to the rear of the site would be extended/altered. The amended boundary wall would provide screening to the outbuilding from views from the south/south-east.

#### DESCRIPTION OF THE SITE

- 1.6 The application relates to a Grade II Listed, two/three-storey terraced building currently in use as an office/consulting rooms located on the eastern side of Market Square and to the north of the Causeway Horsham. The application site is located within Horsham Town Centre and within the Horsham Conservation Area. The application building consists of painted render and timber beams making up the external walls, a tiled roof and timber framed fenestration. The building benefits from a modern rear extension which is made up of tile hanging to the external walls and a flat roof.
- 1.7 The site benefits from a long narrow rear garden area with a rear access gate and an area of brickwork which appears to form the remains of a historic outbuilding. The adjoining properties within Market Square are also Listed, a number of which also benefit from existing outbuilding style structures within the rear garden. The surrounding area consists of a mixture of residential and commercial properties.

## 2. INTRODUCTION

#### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

#### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

- 2.2 **National Planning Policy Framework**

- 2.3 **Horsham District Planning Framework (HDPF 2015)**  
Policy 34 - Cultural and Heritage Assets

#### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Status – Horsham District Council has approved the designation of Horsham Blueprint as a Neighbourhood Forum as of June 2015.

- 2.5 Supplementary Planning Guidance:  
Horsham Town Design Statement

## 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

HU/487/68	C/u from residential to office for part of premises.	Application Permitted on 28.11.1968
HU/582/68	Alterations and extension to premises.	Application Permitted on 13.02.1969
HU/61/69	Extension at rear window and front porch.	Application Permitted on 20.03.1969
HU/67/97	Change of use to a dwelling	Application Permitted on 07.04.1997
HU/68/97	Change of use to a dwelling	Application Permitted on 02.07.1997
HU/253/97	Alterations to front and rear doors repair to purlin in roof install fascia and hanging signs (listed building consent)	Application Permitted on 15.10.1997
HU/155/00	Change of use from office to residential	Application Permitted on 07.06.2000
HU/240/00	Change of use to part residential and part alternative medicine clinic	Application Permitted on 19.10.2000
HU/241/00	Demolition of cloakroom/lobby and internal and external alterations	Application Permitted on 06.09.2000

## 3. OUTCOME OF CONSULTATIONS

- 3.1 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](http://www.horsham.gov.uk)
- 3.2 **HDC Conservation & Design:** No Objection. The Conservation Officer is satisfied the proposed garden building will not harm the setting of the principal building or the Listed buildings in the vicinity. It will not result in harm to the historic wall. Conditions are recommended relating to materials, making good of any disturbed surfaces and rainwater goods.
- 3.4 **Denne Neighbourhood Council:** Objection on the grounds of -
- There is insufficient information supplied on the nature of the existing building to be demolished and the size & condition of the two trees which are to be removed. The plans do not show how the footprint of the proposed building compares to the existing building.
  - The proposal for PPC window frames and roof lights is not acceptable in the conservation area, materials should be in character with adjacent buildings

- The building is described as a workshop but there is no information regarding the use of the building, or the number of people who may be in the building at any one time, or for what hours.
- There is no information regarding access to the new workshop i.e. will it be from Market Square or Talbot Lane? There is also no information regarding how many people will use the proposed building.
- There are 12 residential properties, many of which are listed, in close proximity to the site, in Market Square and Talbot Lane. Currently no businesses use Talbot Lane as an entrance. Therefore HDNC is concerned that this proposed new building and its use, particularly if access is from Talbot Lane, would adversely affect the residents, as would the disturbance caused by building work being carried out.
- HDNC considers that the application adversely affects the character and constitutes overdevelopment of the Conservation area, contravening Horsham District Planning Framework Policies 33.2, 34.3, 34.4, and 34.7. We are also concerned that it would set a precedent for more new builds in this area.

The case officer replied to the points made within Denne Neighbourhood Council's initial comments. Following clarification on the points above, the Neighbourhood Council maintained an objection to the proposals.

## PUBLIC CONSULTATIONS

- 3.5 A total of 4 letters of objection from 4 separate households/bodies were received for this application. The nature of the objections can be summarised as follows –
- Detrimental Impact on Listed Buildings
  - Design not in keeping with conservation area
  - The proposal would result in overdevelopment

## MEMBER COMMENTS

- 3.6 **Councillor Fletcher** has commented that she has concerns that this is very intensive development. Concern is raised regarding the impact this will have on neighbours, potential damage to existing structures, arrangements for drainage and for longer term maintenance of the structure.

## 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

## 5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

## 6. PLANNING ASSESSMENTS

- 6.1 The main issues are the effects of the development on the appearance, setting and character of the Listed Building(s).

- 6.2 The application seeks Listed building consent for the erection of a single storey outbuilding within the rear garden area of the site which would provide additional ancillary office space connected to the main existing use of the site and for alterations to a rear boundary wall.

### **Design, Appearance and Impact on Listed Building(s)**

- 6.3 Paragraph 193 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.4 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.5 Policy 34 of the Horsham District Planning Framework states that the Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, and preserves or enhances the special character or appearance or features of the area. Therefore applications for development will be required to; make reference to the significance of the asset; reflect current best practice guidance; reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques that are appropriate to the local context.
- 6.6 As detailed above, the proposed outbuilding would be located at the end of the rear garden area serving the application site. The proposed building would be located in the position of existing remnants of a previous outbuilding type building. It is noted that outbuildings serving Listed Buildings in these types of locations at the end of long narrow sites is common and this is evident with examples of such outbuildings in matchings locations to neighbouring properties. Given that an outbuilding in this location is considered to form part of the historical context of the site and the surrounding area, the principle of the proposal is considered to be acceptable in this regard.
- 6.7 The proposed outbuilding would be located between two existing boundary walls. As such, only the front/garden elevation, the roof and part of the north-east facing elevation would be visible. The front/garden elevation is predominantly made up of glazing, with structural glazing also proposed between the walls and the roof to the front/garden and north-east elevations, resulting in a lightweight appearance to the proposed outbuilding. Given the size of the rear garden area, it is considered that the proposed outbuilding would be modestly scaled and would be comfortably accommodated within the site. The materials to be used are also considered to be acceptable, subject to final specific details which will be secured via condition.
- 6.8 HDC's Conservation & Heritage Officer has raised no objections to the proposed outbuilding considered the proposed building to be an appropriate addition within this setting. The Conservation Officer also considered that the proposals would not cause harm to the historic Listed boundary walls. A distance of approximately 15m would be preserved between the proposed outbuilding and the main Listed building on site. Given the presence of mature soft landscaping within the site, it is considered that the proposal would not have a detrimental impact on the main Listed Building. Looking at the pattern of development to the rear of

Market square it must be noted that there is no uniform appearance to the properties, consisting of a mixture of residential and commercial premises. There are examples of modern additions to the properties, which vary in terms of appearance and size and it is considered that these have had an impact in terms of the overall character.

- 6.9 It is also considered that the extension/alteration to the rear boundary wall which would provide screening to the proposed outbuilding is considered to be an acceptable and would not substantially alter the wall to cause harm to the setting of the Listed building. Full details of the proposed outbuilding and alterations to the wall will be secured via a suitably worded condition to ensure that the specific final details of the proposals are acceptable.
- 6.10 Overall, the proposed outbuilding is considered to be appropriately designed and scaled and given the design principles utilised in terms of the extensive glazing, would introduce a lightweight building which would preserve the character and appearance of the main Listed Buildings. The proposed works to the property are therefore considered to be in accordance with Policy 34 of the Horsham District Planning Framework 2015.

### **Conclusion**

- 6.11 Overall, it is considered that the proposed works would be acceptable and would not result in harm caused to the Listed Buildings. The proposed outbuilding would be used in conjunction with the existing commercial use of the site and would represent the reinstatement of a historic feature to the rear of the site which would be in keeping with this area. It is considered that the proposals would be in accordance with Policy 34 of the Horsham District Planning Framework. 2015.

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that listed building consent be granted subject to the following conditions -

- 1 A list of the approved plans.
- 2 **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.

- 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 windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, etc.
- formation of openings including reveals, heads, sills, lintels, etc.
- method of opening
- method of glazing

- ii) Roof details including sections through:
  - junction with historic boundary wall
  - eaves
  - verges

b) Specification of brickwork including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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).

- 4 **Regulatory Condition:** All building works, finishes, and making-good of the historic boundary wall shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason: 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).

- 5 **Regulatory Condition:** All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of metal.

Reason: 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).

Background Papers: DC/19/1537, DC/19/1345