



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 07 January 2019

**DEVELOPMENT:** Internal alterations including removal of later additions, repairs and decorations, new floor finishes, new lighting, new access system, power actuation to entrance door, refitting of existing toilets and kitchen and installation of a suspended ceiling (Listed Building Consent)

**SITE:** The Council Offices Park House North Street Horsham West Sussex RH12 1RL

**WARD:** Denne

**APPLICATION:** DC/19/2112

**APPLICANT:** **Name:** Williams **Address:** Horsham District Council Parkside Chart Way Horsham RH12 1RL West Sussex

**REASON FOR INCLUSION ON THE AGENDA:** Horsham District Council are the applicants.

**RECOMMENDATION:** To approve listed building consent subject to conditions

## 1. THE PURPOSE OF THIS REPORT

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

1.1 Listed building consent is sought for internal repairs. This includes the removal of later additions, repairs and decorations, new floor finishes, new lighting, new access system, power actuation to entrance door, refitting of existing toilets and kitchen and installation of a suspended ceiling. The works include the following:

- Removal of the modern fireplace in the entrance hall and the reinstatement of the panelling and cornice.
- Ventrolla draught stripping of the timber sash windows in the entrance hall, Wicker Room and kitchen.
- Installation of the new engineered timber flooring.
- Installation of the new lighting scheme to the entrance halls, staircase and landings.
- Conversion of the main entrance door to the main hall to power actuation including the necessary motors and cabling to operate the system.
- Installation of the new entrance access control system including an external control column by the main entrance door, a control panel fixed to the wall by the staff entrance and internal wiring and individual office intercoms and controls to allow remote access.
- Installation of a suspended ceiling in the ground floor office in the 20th century extension.

## DESCRIPTION OF THE SITE

- 1.2 Park House is a Grade II\* listed building situated on the North Street of Horsham, adjacent to Horsham Park. The building is used as offices and includes a registry office. The building dates from the 17<sup>th</sup> century and is two-storey mansion house with an attic. It is likely that Park House is built on the site of an early farmhouse. The front of the building pre-dates the rear facing the park. The style and details of the east façade suggests that the mansion was started in the 1670's and extended at a later date. The east façade has a 'William and Mary' style with elongated windows and quoin features. Whereas the garden façade is more classical than the front and Early Georgian in style. The building includes modern additions and has also been extensively altered internally.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

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

#### **National Planning Policy Framework**

#### **Horsham District Planning Framework (HDPF 2015)**

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

### RELEVANT NEIGHBOURHOOD PLAN

- 2.3 No neighbourhood plan has yet made for the combined Horsham Blueprint Neighbourhood Forum Area which comprises the unparished areas of Denne, Forest and Trafalgar neighbourhoods.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

There have been numerous consents for internal alterations dating back to the 1950's.

## 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 INTERNAL CONSULTATIONS

**HDC Conservation:** No Objection. The proposed alterations to the interior of Park House are acceptable and will not lead to harm to the special interest of the listed building. Many of the changes relate to the relatively modern extensions to the historic house. A condition is recommended requiring further details of the works to be submitted for approval.

### 3.3 OUTSIDE AGENCIES

**Historic England:** No Objection. The views of the Council's specialist conservation advisor should be sought.

3.4 PUBLIC CONSULTATIONS  
**Horsham Denne Neighbourhood Council** has no objection to this application

#### **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 Paragraph 193 of NPPF (2018) states concerning the developments related to Listed Buildings: “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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

6.2 Policy 34 of the Horsham District Planning Framework (HDPF) is the main policy related to the applications for listed building consent. The policy states that works to listed buildings should reinforce the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

6.3 Development should make a positive contribution to the character and distinctiveness of the area, whilst preserving and ensuring the clear legibility of locally distinctive vernacular. The setting of listed buildings should also be retained and improved, with the viability and future of the asset secured. Additionally, policies such as 32 and 33 of HDPF are also applicable for the proposed alterations. Site visit observations are also part of decision-making process.

6.4 The planning application is proposed to make several internal alterations to the Park House which is a Grade II\* listed building. The proposed internal alterations would be mostly to the relatively modern additions which were built in 20<sup>th</sup> century. The proposed alterations include the removal of a modern fireplace, Ventrolla draught stripping for sash windows, conversion of main entrance door with a control panel system and the installation of new lighting. It is considered that the proposed works, by reason of their nature, detail and location within the building, would enhance the eminence and preserve the special interest of the listed building removing more modern additions.

6.5 The Council’s conservation officer has commenced that he has no objections concerning the proposal. The proposed alterations to the interior of Park House are acceptable and will not lead to harm to the special interest of the listed building. Many of the changes relate to the relatively modern extensions to the historic house. The alterations proposed, such as installation of suspended ceiling at the ground floor, renovations to the existing kitchen and toilets would take place in the modern extensions on the south-western side of the building. These alterations would not hinder the historic interests of the listed building.

- 6.6 The Conservation Officer has commented that he would like further information about the restoration of the iron fireplace and the drawing room door including the architrave and entablature. As the agent has not provided a detail schedule for the restoration; the conservation officer recommended a Pre-Commencement Condition requiring these details to be submitted for approval.

Conclusion:

- 6.7 Overall, subject to a condition requiring further details to be approved in writing, the proposed repairs, replacements and refurbishments are considered appropriate and would improve the standards and conserve the historic fabric of the Grade II\* listed building.

## 7. RECOMMENDATION

- 7.1 It is recommended that listed building consented is granted subject to appropriate conditions as detailed below:

1. **Plans Compliance Condition.**
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 works shall commence on site until a schedule identifying all doors, doorcases, joinery, fireplaces and surrounds and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed, has been submitted to and approved by the Local Planning Authority in writing. The works shall be implemented in accordance with the agreed details.

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).