



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 02 June 2020

**DEVELOPMENT:** Replacement of existing entrance lobby with a glass lobby with automatic sliding doors and glass manifestation. Removal of blank imitation door panel on the wall next to the lobby and its replacement with panelling to match the surrounding walls (Listed Building Consent)

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

**WARD:** Denne

**APPLICATION:** DC/20/0552

**APPLICANT:** **Name:** Horsham District Council **Address:** Parkside North Street Horsham RH12 1RL

**REASON FOR INCLUSION ON THE AGENDA:** The applicant is Horsham District Council.

**RECOMMENDATION:** That listed building consent be approved subject to appropriate conditions.

## 1. THE PURPOSE OF THIS REPORT

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks Listed Building Consent to replace the existing entrance lobby with a glass lobby with automatic sliding doors and glass manifestation, together with the removal of blank imitation door panels on the wall next to the lobby and its replacement with panelling to match the surrounding walls.

### DESCRIPTION OF THE SITE

- 1.2 Park House is a Grade II\* listed building situated on North Street in Horsham, adjacent to Horsham Park. The building, which is currently used as offices, dates from the 17<sup>th</sup> century and is a two-storey mansion house with an attic. It is likely that Park House was 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

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 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

- 2.5 There have been numerous consents for internal alterations dating back to the 1950's, none of which are directly relevant to this application.

## 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)

### INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No Objection. The building has been altered and restored in the recent past following a fire and the area affected by this proposal was altered at that time. The proposed alterations will not result in the removal of, or damage to historic fabric nor will they prevent an understanding or appreciation of the significance of the historic house.

### OUTSIDE AGENCIES

- 3.3 **Historic England:** No Comment

### PUBLIC CONSULTATIONS

- 3.4 **Denne Neighbourhood Council:** No objection.

## 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 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 (and the more important the asset, the greater the weight should be).”
- 6.2 This is reflected by Policy 34 of the Horsham District Planning Framework (HDPF) which 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 The application proposes to make several internal alterations to the Park House which is a Grade II\* listed building. The proposed alterations relate to the relatively modern additions which were built in the 20<sup>th</sup> century and would not affect any historic fabric. The alterations include the replacement of existing entrance lobby with a glass lobby with automatic sliding doors and glass manifestation, together with the removal of a blank imitation door panel on the wall next to the lobby and its replacement with panelling to match the surrounding walls.
- 6.4 It is considered that the proposed works, by reason of their nature, detail and location within the building, would not result in any adverse impact on the significance of the Listed Building, and would preserve its special interest.

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that listed building is 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.

Background Papers: DC/20/0552