



TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 6th July 2021

DEVELOPMENT: Alterations to entrance doors and mobility access ramp. Installation of roof lantern. (Full Application)

SITE: The Barn Church Centre Causeway Horsham West Sussex RH12 1HE

WARD: Denne

APPLICATION: DC/21/0584

APPLICANT: **Name:** The PCC of St Marys Church Horsham **Address:** Church Centre, The Barn, Causeway Horsham RH12 1HE

REASON FOR INCLUSION ON THE AGENDA: By request of Councillor Fletcher

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This application seeks full planning permission to carry out alterations to the entrance doors and mobility access ramp to the Barn Church Centre on the Causeway Horsham. The proposals also include the installation of a roof lantern and light tunnels, plus internal alterations subject to a separate application for listed building consent. There are no proposed works to the Barn Room or front or side elevations of this grade II listed building. The alterations proposed are to the 1960's/70's rear additions to the building.

1.3 The proposed external works consist of:

1. Reconfiguration and replacement of the existing Entrance doors to the Church Centre to include mechanically assisted doors, access doors which open outwards in the direction of escape in case of fire, and sufficient space at the top of the mobility access ramp to open the doors before entering.

2. Amendment to the existing layout of the mobility access ramp.

3. Installation of a roof lantern over the foyer area and four sun tubes to the 'Manor Room' at the rear of the building (N.B. sun tubes since removed for the proposals)

4. Installation of a fire rated, lockable bin store to allow for the safe storage of refuse.

5. Formation of an outside play area to the front of the building adjacent to the entrance for use by occupants of the building, enclosed by a 1.4m high picket fence.

DESCRIPTION OF THE SITE

- 1.4 The Barn Church Centre is the northwest side of The Causeway in the Horsham Town Conservation Area. The building consists of the former stables for The Manor House (listed grade 2*, sited opposite to the north) now used as church rooms and the chapel originally for the use of the school (which formally inhabited the Manor House) in the 1920s. To the rear of the building are modern flat roofed extensions, and the historic OS maps appear to show a link between the former stables and 33 Causeway. The Church Centre is listed by virtue of its attachment to the Grade II listed former stables building fronting the Causeway.
- 1.5 The entrance doors and mobility access ramp are to the rear (west elevation) of the building. The rear is accessed by a driveway that runs the north side of the building. To the rear of the building is a tarmac area and a car parking area.
- 1.6 The Church Centre was previously part of The Manor House School and was gifted to St Mary's Church in 1971. Since then, the Church Centre has been used by St Mary's Church as a Parish Office and Meeting Rooms. The application building is a 3-bay barn with the chapel of St Peter on the North side with a late C20th single storey extension on the rear (west elevation) which accommodates the entrance, foyer and toilets. A southern range includes a working kitchen and meeting room at the west end known as the Manor Room, the Parish Office Administration room with its own separate entrance to the north.

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:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN:

There is no Made plan.

Horsham Town Design Statement 2008

RELEVANT PLANNING HISTORY:

DC/21/0585 Alterations to entrance doors and mobility access ramp. Installation of roof lantern and light tunnels. Internal alterations (Listed Building Consent)
Pending

DC/15/0082	Replacement of concrete slab pathway with tarmac and installation of rubber speed humps and speed restriction signage (Full planning)
DC/15/0083	Replacement of concrete slab pathway with tarmac and installation of rubber speed humps and speed restriction signage (Listed Building Consent) Applications Permitted 10/04/2015
DC/05/0267	Formation of disabled toilet in lobby. Application Permitted 18/03/2005
DC/05/0257	Formation of disabled toilet in lobby (Listed Building Consent) Application Permitted 15/04/2005
DC/05/1711	Change of Use of land for extra car parking spaces. Appeal Allowed 06/07/2006

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

HDC Conservation: No Objection

Final comments:

Following the receipt of the additional information and amended plans the proposals would not detract from the special interest of the listed building. Pre-commencement condition recommended to seek details of the rooflight.

Initial comments:

The application building consists of the former stables for The Manor House (listed grade 2*) now used as church rooms and the chapel originally for the use of the school (which formally inhabited the Manor House) in the 1920s. The building is listed grade 2 and is also within the Horsham Conservation Area. To the rear of the building are modern flat roofed extensions, and the historic OS maps appear to show a link between the former stables and 33 Causeway.

The proposed works seek to alter the entrance to the building, and reconfigure the internal layout to enable separate facilities between the church rooms and a pre-school use. The application also seeks to provide water and catering facilities in the chapel, provide sun tubes into the Manor Room and add fencing to create a play space and a secure bin storage area.

It is considered that the existing rear modern extension is of its time, and does not at present enhance the understanding of the building. It is therefore considered that the changes proposed would not result in additional harm to the building. It is suggested that the proposed roof lantern is reconsidered with a flat roof lantern so that the glazing element does not compete with the western elevation of the original historic building. With regards to the proposed sun tubes I have some concerns about the location of the tubes within the slate roof. It is understood that the application seeks to provide more natural light to the Manor Room. I would therefore suggest that the sun tubes on the rear elevation are removed and that a square conservation sun tube is considered so as to appear as a small rooflight rather than a circular feature that is less in keeping with the conservation area and the listed building. Any sun tube should have glass glazing rather than plastic which can discolour over time. I understand that the Manor Room is a modern addition (1970s) however there is a building on the site shown on the historic OS and I would welcome confirmation when the ceiling is removed that the roof structure is modern and does not have any historic interest. The proposed changes to the chapel would require the provision services along the rear wall of the chapel. The chapel has attractive wooden panelling and any works should seek to minimise any disturbance to this panelling. Details of the proposed pipework run should be submitted as part of the application.

I would therefore request that I am reconsulted following the submission of further details relating to the roof lantern, pipe runs and sun tubes, so that conditions can be suggested.

PUBLIC CONSULTATIONS

Horsham Denne Neighbourhood Council: No Objection

Subsequent comments: No Objection

Horsham Denne Neighbourhood Council is happy to withdraw its objection to this application.

Initial comments: Objection

Horsham Denne Neighbourhood Council has no objection to the proposed improvements to the entrance, but we are concerned that we were not aware of a proposal to introduce a pre-school. This will have an impact on Causeway for access, parking, possible congestion and noise for nearby residents. HDNC would like to know the proposed opening hours of the pre-school and the maximum number of children attending. We would also query if permission is required for the change of use. Therefore, HDNC objects to these applications until we have satisfactory answers to our queries.'

20 letters of objection have been received, of which 3 raise no objection to the building alterations, whilst a further 3 raise objection to the building alterations for the following reasons:

- Roof lantern or rooflights not appropriate to a Grade II listed building
- The listed status of the Barn has not been considered sufficiently

All 20 letters of objection raise the following matters that relate to the impact of use of the building:

- Horsham policy is that no new business uses should be introduced in the Causeway
- Loss of peaceful historic character
- No need for nursery in this area
- Increase in traffic resulting in additional congestion, parking, pollution and highway safety issues. Lack of suitable turning space in the Causeway
- Impact on the historic character of the area from increased traffic, noise and litter
- Increased noise and loss of tranquillity from the change of use to a pre-school and the addition of the outdoor play area

6 representations have been received in support of the application and use of the building.

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 A number of objections have been received referring to the use of the building as a pre-school and raising concern at the impact this use would have on their amenities. This application does not seek the change of use of the building, only external alterations as described above and in the description of development.

Impact on Character and Appearance of the site

- 6.2 The HDC Conservation Officer has been consulted on the external alterations and comments that:
'The proposed works seek to alter the entrance to the building and reconfigure the internal layout to enable separate facilities between the church rooms and a pre-school use. The application also seeks to provide water and catering facilities in the chapel, provide sun tubes into the Manor Room and add fencing to create a play space and a secure bin storage area. It is considered that the existing rear modern extension is of its time, and does not at present enhance the understanding of the building. It is therefore considered that the changes proposed would not result in additional harm to the building.'
- 6.3 Following amendments recommended by the Conservation Officer to the proposed roof lantern, sun tube and pipework, the plans were resubmitted on 20th May and the Conservation Officer considers that the amended proposal is acceptable with a pre-commencement condition requiring details of the proposed rooflight to be submitted. The sun pipes/tubes were removed from the proposals.
- 6.4 The proposed form and design, including materials, are considered to be sympathetic to the prevailing character and appearance of the site and the wider area, and would not harm the special interest of this listed building. It is therefore considered that the proposal would accord with Policies 32, 33 and 34.

Impact on neighbouring amenity

- 6.5 The proposal involves external alterations to the entrance doors and mobility access ramp and the installation of a roof lantern, as well as the formation of an enclosed outside play area. The physical development to the building, with appropriate conditions limiting of the hours of construction, is not considered to result in a significant adverse impact on the neighbouring amenities in itself. Matters relating to the use of the building and the associated concerns expressed in the objecting representations are to be considered as a separate process.

7. RECOMMENDATION:

- 7.1 To approve planning permission subject to the following conditions:

Conditions:

1. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. 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 the new rooflight.

These drawings must show:

- materials
- cross section of the frame through the roof section
- method of opening
- method of glazing

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).

3. Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).