



PLANNING COMMITTEE REPORT

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 and internal alterations (Listed Building Consent).

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

WARD: Denne

APPLICATION: DC/21/0585

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 listed building consent to carry out alterations to the entrance doors and mobility access ramp and the installation of a roof lantern and light tunnels. Plus internal alterations. There are no proposed works to the Barn Room or front or side elevations of the grade II listed building. The alterations proposed are to the 1960's/70's rear additions to the building.

1.3 The proposed works consist of:

1. The installation of a servery unit within the Chapel for use by the congregation after services as a modest facility for hot beverages.

2. The installation of a new sink with boiling water tap within the Parish Office for use by the staff in the existing tea station area.

3. 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. This is to provide a safer and more secure access into the Church Centre.

4. Amendment to the existing layout of the mobility access ramp.
5. Reconfiguration of the Foyer area to create an open greeting space with roof lantern over, 2no. wcs, a cleaner's cupboard and mobility access wc with baby change facilities. Which is to be for sole use by those using the Barn.
6. The reconfiguration of the Foyer allows for separation to be formed which provides toilet facilities for the Manor Room separately including a mobility wc with baby change facilities and 2no. wcs. Which is to be for sole use by the Manor Room.
7. Installation of a lockable door between the Kitchen and the Servery in the Barn room to allow the two spaces to function separately and safely.
8. Installation of a fire rated, lockable bin store to allow for the safe storage of refuse.

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 northside 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 34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN:

There is no Made plan.

Horsham Town Design Statement 2008

PLANNING HISTORY AND RELEVANT APPLICATIONS:

DC/21/0584	Alterations to entrance doors and mobility access ramp. Installation of roof lantern and light tunnels. (Full planning)	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
HU/244/94	Insertion of new windows in north and west elevations and change of entrance.	Application Permitted 17/10/1994
HU/457/73	Conversion of garage into committee room at the church centre (From old Planning History)	Application Permitted 24/09/1973
HU/284/72	Improvements to church centre (From old Planning History)	Application Permitted 06/07/1972
HU/601/69	C/u chapel barn and other buildings (From old Planning History)	Application Permitted 17/02/1970
HU/442/64	Extension to chapel Comment: And b.regs (From old Planning History)	Application Permitted 19/12/1964

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

INTERNAL CONSULTATIONS

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.'

10 letters of objection have been received, of which 2 raise no objection to the listed building alterations, whilst a further 2 raise objection to the listed 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 10 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
- 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

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 traffic and pollution in the area, and their general amenities. This application is for alterations to the listed building only, and does not seek the change of use of the building. Those considerations relating to the use of the building are not therefore material to this application.
- 6.2 Paragraph 193 of the NPPF (2018) states that "when considering the impact of 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)." Paragraph 194 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."
- 6.3 The HDC Conservation Officer was consulted and has commented 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.'
- 6.4 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 have been removed from the proposals.
- 6.5 The proposal involves internal alterations to the single storey rear modern 20th century elements of the Barn including dismantlement of the existing C20th internal partition walls within. However, these elements of the building are of modern construction and provide no architectural or historical value to the listed building. The proposed alterations will improve the overall functionality of the building and its visual appearance. The addition to the Chapel of the installation of a modest servery is a typical facility provided within Chapels

and Churches in order to provide some form of beverages to the congregation following their service. The design is consistent with those installed under Faculty Jurisdiction.

- 6.6 The external alterations are to improve the existing dated design mobility access which is considered unwelcoming to the visitor to the community centre with its hard surfaces and dark spaces. These alterations refine and improve the setting of the rear of the Church Centre which is not visible from the Causeway and therefore has no impact on the setting of St Peter's Chapel and the Barn which are a prominent feature in and contribution to the townscape of the Causeway.
- 6.7 The proposed works with recommended conditions are considered to preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

7. RECOMMENDATIONS

- 7.1 To approve listed building consent subject to the following conditions:

Conditions:

1. **Standard Time Condition:** The works hereby permitted shall be commenced 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.

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).

NOTE TO APPLICANT

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.