
Appeal Decision

Site visit made on 14 November, 2017

by **S. J. Buckingham, BA (Hons) DipTP MSc MRTPI FSA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 5th January, 2018

Appeal Ref: APP/Z3825/W/17/3180817

Fowlers Estate Agents, 3 The Square, Storrington, Pulborough, RH20 4DJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Hoad of Fowlers Estate Agents against the decision of Horsham District Council.
 - The application Ref: DC/17/0530 dated 7 March, 2017 was refused by notice dated 20 June, 2017.
 - The development proposed is installation of 4 replacement windows in front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for installation of 4 replacement windows in front elevation at Fowlers Estate Agents, 3 The Square, Storrington, Pulborough, RH20 4DJ in accordance with the terms of the application, Ref: DC/17/0530 dated 7 March, 2017 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2823/1 and Window Specifications submitted with the application.

Main Issues

2. The main issue is whether the proposal would preserve the character and appearance of the Storrington Conservation Area and the setting of the adjacent listed building, and whether it would harm the significance of these designated heritage assets.

Reasons

3. No 3 The Square sits within the Storrington Conservation Area, in a prominent corner location on the west side of The Square, and facing the Grade II listed White Horse Hotel across West Street.
 4. Although no detailed appraisal of the Storrington Conservation Area has been put before me, inspection of the area revealed that it is characterised by a range of traditional buildings in the commercial heart of the settlement. There is a very mixed townscape of buildings in a variety of ages and styles. There are some more contemporary buildings in the vicinity, which feature uPVC windows in, while the majority of the traditional buildings in the area are of the
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nineteenth century or older, relatively modest in scale and with rendered and/or painted frontages and timber windows.

5. The appeal building is a three storey commercial property in red brick with brick dressings. It is attached to and appears as a wing of a similarly designed, symmetrical building to its east, Nos 4 and 5, which has a date stone of 1932, and is in use as a local store with offices above. Both buildings have hipped tiled roofs, and share a similar traditional timber shopfront design. Although their scale and use of red brick are unusual in the area, due to the quality of their design and detailing they form an imposing composition which makes a positive contribution to the character of the conservation area.
6. The windows of both elements of the building are in a distinctive multi-paned design, and set on the outer face of the elevation. Those of the store building have been replaced in uPVC, while those of the appeal building remain in timber. The latter are in a noticeably poor condition. The appeal proposal is to replace the timber windows in uPVC units designed to replicate the existing, and in a "slim frame" style.
7. The age and robust style of the building would mean that replacement windows would not be particularly visually intrusive. As the windows of Nos 4 and 5 have already been replaced, the appeal proposal would reinstate a greater degree of consistency within the composition as a whole, which would be beneficial to its appearance.
8. Although the building is in a prominent location, and is noticeable in views within the conservation area looking west along West Street, I noted on site that the adjoining replacement windows were not especially conspicuous or alien in such views, taking on an appearance similar to painted timber when viewed from a distance.
9. The careful replacement of the timber windows would not therefore create a harmful additional effect in the context either of the host building or of the varied townscape. The appeal proposal would thereby preserve the character and appearance of the conservation area and would not harm its significance.
10. Although the appeal building is opposite the listed White Horse Hotel, given the corner location of the former, the frontages of the two are on different orientations. They are also separated by West Street. This means that in direct views of the White Horse the appeal building is obliquely visible or not seen, and vice versa, and the replacement windows would not directly impinge on views of the hotel. As a result, I conclude that the proposed changes to the windows would have very little effect on the setting of the White Horse, and would thereby preserve its special historic and architectural appearance, causing no harm to its significance.
11. The proposal would therefore meet the statutory tests set out in S72(1) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of conservation areas and listed buildings respectively. It would as a result comply with policy 1 of the Horsham District Planning Framework 2015 (the HDPF), which seeks sustainable development.
12. It would also comply with policy 33 of the LP, which seeks development which respects the character of the surrounding area, and with policy 34 of the LP, which seeks to ensure that developments reinforce the special character of the

district's historic environment, ensures that development in conservation areas is consistent with the special character of those areas and retains the setting of heritage assets.

Conclusion

13. No conditions have been suggested by either party. In the interests of clarity and of protecting the significance of the designated heritage assets it would be necessary to attach a condition requiring implementation of the proposals according to the approved plans.
14. For the reasons given above, therefore, I conclude that the appeal should be allowed.

S J Buckingham

INSPECTOR