



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the South of Furners Lane Henfield
DESCRIPTION:	
REFERENCE:	DC/24/1538
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will harm the setting of the neighbouring listed buildings.

MAIN COMMENTS:

Dear Steph,

The heritage statement describes the significance of the listed buildings that will be affected by this proposal to develop the fields to the south of Furners Lane. Backsettow House remains recognisable as a historic farmhouse and there remains a visible connection with its surviving historic farm buildings despite separation of ownership. I agree that the proposal site probably had a functional relationship with the historic farmstead in the past and supports an understanding and appreciation of the significance of the listed building in its setting.

The proposed development will be experienced in relation to the existing residential expansion of Henfield village. The proposed buffer zone between the proposed development and the listed building will provide some respite in terms of retaining some perception of separation of the historic farmstead from the village. However, the overall impact will be harmful due to a dilution of the ability to imagine the historic context of the listed building. I agree with the conclusion in the heritage statement that this harm is less than substantial and at the lower end of that scale. If you are minded to grant permission I have suggested conditions below to ensure a high quality of finish.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

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).

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roofs should be laid with clay tiles or natural slate. Interlocking tiles will not be acceptable. The clay tile roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: 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).

LB03 Windows

Regulatory Condition: The new windows fitted in the buildings hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

Reason: 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).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: 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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: 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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	25.10.24