



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Lock House, Lock, Partridge Green
<b>DESCRIPTION:</b>	Erection of a new build coach house building to be used as a holiday cottage
<b>REFERENCE:</b>	DC/25/1881 (Full) DC/25/1882 (LBC)
<b>RECOMMENDATION:</b>	<del>Advice / No Objection / Objection / More Information / Modification / Refusal</del>
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<b>MAIN COMMENTS:</b> <p>Lock House is a grade 2 listed building, the main portion of which was constructed circa 1900 with further additions in the 1930's and then 1970's. The property is set within generous grounds located primarily to the southeast. It is accessed via a driveway which follows the eastern boundary (it formally passed through the central archway of Gatehouse Cottages), with a second access to the west close to Grants Farmhouse itself (grade 2 listed).</p> <p>The proposed coach house building would be located to the east of the drive where it curves towards the main house. Its location would be in a similar position to a stable block which was approved in January 2016 but has not been implemented. The current scheme proposes a single storey building with two wings forming an unequal U shape. The elevation fronting the driveway would have a single entrance with no other fenestration, with the required openings facing into the courtyard.</p> <p>The site would be within the curtilage of the listed building and would be appreciated as visitors approach the principal dwelling. Whilst the building would not physically be attached to the listed building where development affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p> <p>It would be suggested that the current scheme would not reflect the qualities of the existing house, and due to its design and size would appear incongruous in this approach to the listed house. The design with a singular door to the front has little architectural interest and does not due to its form enable a narrative of its function, and how it sits within the wider estate. It would therefore be considered that the proposal would result in less than substantial harm to the setting of Lock House.</p>	

<b>ANY RECOMMENDED CONDITIONS:</b>	
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<b>NAME:</b>	Nicola Mason
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<b>DEPARTMENT:</b>	Strategic Planning
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