

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Tilletts Lane, Knob Hill, Warnham
DESCRIPTION:	
REFERENCE:	DC/25/1155
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed development will not harm the setting of the conservation area.	
<p>MAIN COMMENTS:</p> <p>Dear Nic,</p> <p>The accompanying heritage statement comprehensively describes the significance of each of the heritage assets in close proximity to the development site. I am content the proposal will relate well to the established village layout and will not feel out of place or incongruous as an expansion of the village. The proposed development is well designed in terms of the scale, form and detailing of the individual buildings. The work to create a well-designed place is also apparent with a comfortable balance between the needs of pedestrians and vehicles. The treatment of surfaces and boundaries has also been well considered. My only reservation is the use of pantiles as described on the roof plan drawing. Pantiles are not a typical local roofing tile type. But I wonder if this is a typo as the design and access statement references plain tiles as a local roofing material. Please ask for clarification.</p> <p>I am satisfied the level of detail is sufficient to avoid detailed conditions but I have suggested one below.</p> <p>Regards, Seán</p>	

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, and where clay tiles are used, 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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	22.08.25