



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Threals Cottage, Birch Tree Lane, West Chiltington
<b>DESCRIPTION:</b>	
<b>REFERENCE:</b>	DC/25/1232
<b>RECOMMENDATION:</b>	Advice / <b>No Objection</b> / Objection / More Information / Modification / Refusal
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION: The principle of demolition of the non-designated heritage asset is acceptable.</b>	

**MAIN COMMENTS:**

Dear Bethan,

Threals Farm Cottages are a pair of semi-detached dwellings built in local sandstone. They appear on the early edition Ordnance Survey maps as a single building and may have been the nineteenth century farmhouse. In any case, the traditional construction and simple architectural detailing reflect a provincial vernacular and the building should be considered a non-designated heritage asset alongside the surviving Threals Barn to the south. I have been unable to find any information about the historic farm but there may be more information available at the West Sussex Records Office.

The accompanying heritage statement does not identify the existing building correctly in terms of its age or its quality. I do not agree with the applicant's assessment of its historic significance. However, I am satisfied the overall historic interest of the cottages is low and if you are content the proposed redevelopment of the site is appropriate then I do not object to demolition.

The proposed dwellings reflect the local vernacular and will be an attractive addition to the area. The submission includes details of materials and fenestration which are acceptable. I have suggested conditions below to ensure roof junctions are treated as indicated in the elevation drawings.

Regards,  
Seán

**ANY RECOMMENDED CONDITIONS:**

**LB02 Roof Detailing/Junctions**

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

**LB04 Roof Lights**

**Regulatory Condition:** Any roof lights fitted during the construction shall be metal framed, top hung 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).

<b>NAME:</b>	Seán Rix
<b>DEPARTMENT:</b>	Conservation
<b>DATE:</b>	09.09.24