



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Denhams, Andrews Hill, Billingshurst
DESCRIPTION:	
REFERENCE:	DC/25/1108
RECOMMENDATION:	Advice / No-Objection / Objection / More-Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed dwellings would harm the setting of the adjacent listed building.	

MAIN COMMENTS:

Dear Shazia,

I considered the impact of the proposal for three dwellings on this site in 2020. My conclusion at this time was that, "the scheme for three dwellings will result in a density and spatial relationship with the historic dwellings that is reminiscent of more urban environments. This group has a more informal character which reflects a piecemeal evolution. The formality and density of the proposed scheme will dilute this contrast with the grain of development found in Billingshurst. I am satisfied the current proposal would result in harm to the settings of the listed buildings and the non-designated Denhams." My view has not changed. The positioning of the semi-detached dwellings will create a perception of a continuous build line with Denhams. This is in contrast to the existing perception of a group of buildings less densely and informally arranged. The design of the dwellings has changed since the pre-application submission. The design features such as the spurious break in the semi-detached pair's principal elevation, the removal of the chimney stacks and the deeper footprint reinforce this "suburban vernacular" form. There may be opportunity to develop the site but this should be in a less dense and more informal way to reinforce the historic arrangement of properties in this rural location.

The current proposal will have a suburbanising impact and dilute the rural character of this group of historic buildings. Specifically, it is Flagstones and Home Cottage that will be most readily affected. This will lead to less than substantial harm at the low end of that scale to these two buildings. Webb Cottage will also be negatively impacted as it is experienced as a continuous structure with its neighbour, Home Cottage. But the harm to Webb Cottage will be at the lowest end of the scale of less than substantial. I am satisfied the ability to experience St Andrew's House in its setting will continue to be possible without visual reference to the proposed development from certain points. However, St Andrew's House and the proposed houses will be intervisible when viewed travelling along the A29. This will result in negligible harm to the setting of St Andrew's House but harm nonetheless.

I do not dispute that the immediate area and setting of the listed buildings has changed over time. However, these changes are not as impactful as the proposed development. In answer to some of the points raised in the heritage statement in support of the proposal, at para. 2.14 reference is drawn to the modern farm buildings. I agree that these are incongruous but they reflect the continuing agrarian and rural character of this area separate from the suburban expansion of Billingshurst. At para. 2.16 reference is made to further changes in the vicinity but these are not as impactful individually or collectively compared to the impact of the proposed development. This is also true of the building referenced in para. 2.17. I disagree with the concluding statement at para. 2.20, although change has occurred this cannot be said to have resulted in a settlement especially one that exhibits what could be described as a townscape.

I am willing to consider alternative proposals that reinforce the rural character of the setting of the listed buildings. I am happy to speak to the applicant and their agent to suggest possible alternatives that I would be satisfied would not lead to harm.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	30.07.25