



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Former Novartis Site, Parsonage Road
DESCRIPTION:	
REFERENCE:	DC/25/0629 Updated response
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: I am satisfied the proposal is acceptable in relation to preserving the interest of the locally listed Novartis building 3.	

MAIN COMMENTS:

Dear Jason,

Following discussions with the developers and main contractor on site and having seen the areas of the building that have been opened up in order to ascertain the structural condition of the reinforced concrete frame. Although I am disappointed by the proposal to demolish I can understand that the condition of the concrete frame means significant repair will need to be undertaken. There is also a lack of appropriate ties between the concrete frame and the facing brickwork which will require significant rebuilding of the outer skin. This does jeopardise the project to bring the building back into use. This is due to the cost of repairing the concrete frame and rebuilding the brick facing and ensuring this is adequately tied to the concrete frame.

I am satisfied the architectural interest of the original wings is not as great as the central tower. The rebuilding of the wings will retain the ability to appreciate the original design and reinforce the architectural style of the building. The heritage value of the wings is low compared to the tower and the retention of this principal element of the original design will ensure the historic building remains recognisable in spite of the loss of a considerable portion of the historic fabric. The proposed replacement wings are designed to provide a similar scale, massing and architectural detailing. Of particular importance is the retention and reinforcement of the horizontal character in contrast to the verticality of the central tower. I am content the replacement wings will respect the architectural interest of the locally listed building and although the loss of historic fabric is harmful, the building will continue to be recognisable as reflective of the early twentieth century.

I would like a condition placed on any permission ensuring no demolition takes place before a contract for the full rebuilding of the wings is signed by all interested parties.

Regards,

Seán

ANY RECOMMENDED CONDITIONS:

LB19 Contracts

Pre-commencement Condition: No works of demolition shall take place until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: As this matter is fundamental to prevent premature demolition in the interests of the locally listed building and their setting to comply with policy 34 of the Horsham District Planning Framework (2015).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	19.12.25