HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cidermill Farm Knob Hill Warnham
DESCRIPTION:	Demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above.
REFERENCE:	DC/24/1481 and DC/24/1482
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection /~~ More Information ~~/ Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Cidermill Farm is a grade 2 listed building situated in a rural location to the north of Warnham. The building is described in the National Heritage List for England as "Probably C17. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Horsham slab roof. Casement windows. Modern addition to west." The building has been extended over time with most notably a two storey extension to the rear, two storey extension to the side and a conservatory to the other side elevation.

The property was converted into two dwellings in the 1950's but has since returned to a single dwelling. The proposed works would necessitate the removal of the side and rear two storey extensions and also the conservatory. The removal of these modern interventions is welcomed and will have a positive impact on the special interest of the listed building. The proposed extension to the rear is reflective of traditional extensions and will facilitate the reinstatement of the original proportions of the historic building particularly when viewed from the south. The enlargement of the property as suggested will not conceal important views of the historic building or result in the new addition competing with the principal range.

There are some elements however for which I would suggest further consideration. These would be the window to the south elevation at first floor, it would be considered that the reference to the window enclosure should be retained internally to enable an understanding within the building of the former window position, and also further information with regards to the cutting of the tie beam. It would be preferred that this remaining part of the timber frame is retained, and that further thought is given to enable access while keeping the historic fabric of the building even if this means a lower threshold.

The proposed garage would be sited to the south east of the main house and due to its position would retain an appreciation of the listed building within its rural context, keeping open views to the countryside to the north.

The detailing of the garage and the extension is key to ensuring that the proposal reflects the special qualities of the listed building and therefore I have suggested some conditions below.

ANY RECOMMENDED CONDITIONS:

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters

b) Schedule identifying all doors, doorcases, windows, joinery, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

e) Samples or specifications of external materials and surface finishes.

f) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental 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).

LB14 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron or cast aluminium.
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).

LB16 Flues, Vents, and Plumbing

Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.
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).

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	13.11.2024