From: Sean.Rix
Sent: 29 February 2024 09:10
To: Hannah.Darley; Planning
Subject: FW: DC/23/2224 Lion House The Street Cowfold
Attachments: DC.23.2224 .docx

Morning Hannah,

Please see below.

Regards,
Seán

Seán Rix
Senior Conservation Officer

Telephone: 01403 215276
Email: Sean.Rix@horsham.gov.uk



Horsham District Council

From: Sean.Rix
Sent: 12 January 2024 15:51
To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>
Subject: DC/23/2224 Lion House The Street Cowfold

Dear Hannah,

Comments attached.

Regards,
Seán

Seán Rix
Senior Conservation Officer

Telephone: 01403 215276
Email: Sean.Rix@horsham.gov.uk



Horsham District Council

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lion House The Street Cowfold
DESCRIPTION:	
REFERENCE:	DC/23/2224
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Proposal will preserve the character of the conservation area.	
MAIN COMMENTS: Dear Hannah, The existing building retains some historic fabric but has been altered in the recent past. It was presumably part of the service buildings attached to the former Red Lion pub, now the Co-op. Its current scale and form is not significant in terms of preserving the character of the conservation area. The proposed enlargement to create a first floor will not dilute the character of the conservation area. The design will reflect a vernacular building type expected in this village context. I have suggested conditions below. Regards, Seán	

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

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).

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 without Winchester cuts, 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).

LB03 Windows

Regulatory Condition: The new windows fitted in the building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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: The roof lights hereby permitted shall be metal framed 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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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:	12.01.24