



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	78 High Street, Steyning
DESCRIPTION:	
REFERENCE:	DC/25/0282
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alterations will result in harm to the special interest of the listed building and the conservation area.	

MAIN COMMENTS:

Dear Steve,

No.78 appears to form one half of an early to mid-nineteenth century double pile building. The ground floor has modern shopfronts but presumably there was always commercial space accessed from the High Street. At the rear there is a separately slate roofed portion of two storeys that may have been a stable and grooms accommodation or a workshop and storage space for the commercial premises. Beyond that is a rather ramshackle storage building of the twentieth century.

This portion of the building under a monopitched, corrugated sheet roof is a purely functional addition and detracts from the special interest of the listed building and harms the character of the conservation area. The proposal to replace the corrugated roof covering with felt will reinforce the utilitarian and poor quality appearance of this later addition and exacerbate the harm. If the desire is to use this space more intensively then the structure should be replaced with one that respects and reinforces the special interest of the listed building and preserves the character of the conservation area. I am willing to speak with the applicant and their agent to help the understand what revisions could be made.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	21.03.25