HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	18 Ashleigh Road, Horsham
DESCRIPTION:	Installation of new pitch to existing front dormer and erection of a two storey extension
REFERENCE:	DC/24/0904
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

As noted in the previous response no.18 is identified in the Horsham Town Local List of Buildings of architectural and historic interest. The description included in the document adopted in February 2011 reads, "A pair of interesting late Victorian/ early Edwardian one and a half storey detached houses, with front colonial style verandas. Symmetrical gable roofs, timber casement windows, brick and render construction, dominant clay tile pitched roofs. no. 20 has half timber gables, while the rendered elevations of no.18 hints an arts and crafts design inspiration. c.1915".

The proposed extensions have been amended since the previous scheme with the principal roof remaining hipped. It is considered that the retention of the hipped roof form would maintain the perceived scale and proportions of this dwelling, and also retain the reflection of the style of property with no. 20. It would therefore be considered that the proposal would preserve the architectural interest of this locally listed building.

It is noted that an LDC has been granted for a hip to gable roof extension. If this were to be built in conjunction with this application, there would be harm to the buildings interest.

ANY RECOMMENDED CONDITIONS:

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).

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,.

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
- parapets

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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	05.08.2024