From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 23 October 2026 14:06:23 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>; "Planning" <planning@horsham.gov.uk>
Subject: DC/26/1228 and DC/26/1229 4 Castle Rise, West Chiltington
Attachments: 25049 - 2.05A.pdf, 25049 - 2.01A.pdf, 25049 - 2.02B.pdf, 25049 - 2.03A.pdf, 25049 - 2.06B.pdf

Dear Halima,

Please accept the revised drawings. I am now satisfied the proposal is acceptable and will not harm the special interest of the listed building. The building has been extended in the past. This brick built structure is a conspicuous addition but adds to the special interest of the listed building and suggests its former life as a public house. The proposed extension follows the architectural rhythm of the nineteenth century addition and adds a third gable facing the garden. The flat roof between the existing and proposed is required to adequately deal with the junction where a low single storey range meets the principal stone elevation. I am satisfied the internal alterations and fitment of metal framed roof lights are acceptable. I am also satisfied the proposed car barn extension and porch are acceptable. I have suggested conditions below. They needn't be added to the planning permission.

Regards,
Seán

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 replacement windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters including detail with existing gable and principal extension.

b. Samples or 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).

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).

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

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

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Graham Wagland <graham@folkesarchitects.co.uk>
Sent: 16 October 2026 10:41
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>; Sean.Rix <Sean.Rix@horsham.gov.uk>
Cc: Stuart & Nanette Garner <s.garner1981@icloud.com>
Subject: RE: DC/26/1228 and DC/26/1229 4 Castle Rise, West Chiltington

Hi Halima.

Please find attached the revised drawings following Sean's comments and the arboriculturist's comments recently received.

We trust this meets all the requirements and look forward to hearing from in the near future.

Many thanks.

Kind Regards,

Graham Wagland
HND – Building Construction and Supplementary Studies
Architectural Technician

folkes architects
RIBA arb Architects Registration Board

T: 01903 868629
A: The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 15 October 2026 16:49
To: Sean.Rix <Sean.Rix@horsham.gov.uk>; Graham Wagland <graham@folkesarchitects.co.uk>
Subject: RE: DC/26/1228 and DC/26/1229 4 Castle Rise, West Chiltington

Dear Graham,

DC/26/1228 and
DC/26/1229,
4 Castle Rise, West Chiltington,
Erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature.

Further to Sean's email below, I await to receive the formally revised plans soon.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 15 October 2026 15:09
To: Graham Wagland <graham@folkesarchitects.co.uk>
Cc: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: DC/26/1229 4 Castle Rise, West Chiltington

Dear Graham,

Thank you for bearing with me. Please formally submit the revised drawings to Halima.

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

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



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Graham Wagland <graham@folkesarchitects.co.uk>
Sent: 15 October 2026 14:33
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Cc: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: PE/25/0237 4 Castle Rise, West Chiltington

Hi Sean, hope you are well.

Following on from you email below, we have had a meeting with our client, and, after discussions, we have agreed to amend the width of the gable to keep it more in line with the feasibility sketch we provided earlier in the procedure.

We would be grateful for your comments please bearing in mind that there were no adverse comments when we proposed a fully glazed gable back in June this year.

Many thanks Sean.

Kind Regards,

Graham Wagland
HND – Building Construction and Supplementary Studies
Architectural Technician

folkes architects
RIBA arb Architects Registration Board

T: 01903 868629
A: The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA

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From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 14 October 2026 14:20
To: Graham Wagland <graham@folkesarchitects.co.uk>
Cc: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: PE/25/0237 4 Castle Rise, West Chiltington

Dear Graham,

It is my own fault for assuming assessing the proposal would be a formality. I apologise for drawing attention to this so late in the application process. The form and proportions of the principal extension is not acceptable and will lead to a dilution of the special interest of the listed building in my opinion. The increase in width of the principal portion and the resulting reduction in the roof pitch does not reflect the traditional form of the listed building. The current proposal is

significantly different to the pre-application indicative drawings. The indicative design reinforced the rhythm of the existing gables matching their proportions whereas the current design does not. The increase in width whilst keeping the ridge at the same height results in a squat appearance. I suspect the reason behind this change was my requirement to keep the flat roof low and below the eaves of the existing and proposed single storey elements. In that case, I suggest a double ridge roof over the new extension.

All other aspects of the proposal are acceptable.

Regards,
Seán



Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

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

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Sean.Rix
Sent: 17 June 2026 13:05
To: Graham Wagland <graham@folkesarchitects.co.uk>
Subject: PE/25/0237 4 Castle Rise, West Chiltington

Dear Graham,

I have no concerns with a fully glazed gable. Please feel free to include this in the application.

Regards,
Seán

Seán Rix

Senior Conservation Officer

Specialists Team - Strategic Planning

Telephone: 01403 215276

Email: Sean.Rix@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Graham Wagland <graham@folkesarchitects.co.uk>
Sent: 17 June 2026 12:55
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Subject: PE/25/0237 4 Castle Rise, West Chiltington

Hi Sean, hope you are well.

Regarding the above, our client is asking whether or not they could have more of a fuller glazed gable end to the kitchen extension than as presently accepted.

I have attached an example photo (do view it as a full gable) to see what your thoughts are on it and have also attached what has been ‘agreed’ with the planners.

If you could get back to me as soon as is convenient to you that would be great, thank you.

Many thanks Sean.

Kind Regards,

Graham Wagland
HND – Building Construction and Supplementary Studies
Architectural Technician

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T: 01903 868629
A: The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA

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