HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Blatchford House, 52 Kings Road, Horsham
DESCRIPTION:	Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works
REFERENCE:	DC/26/1272 and DC/26/1273
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Amended Plans

The garage has now been redesigned with the addition of a dormer window. It would be considered that this amendment is a positive improvement to the original scheme and would relate more sympathetically to the host listed building. If you are seeking to approve the application I would suggest the following conditions highlighted at the end of this response.

Original Comments

Blatchford House is a prominent and genteel building within Kings Road, and takes its current name from the prominent social campaigner, writer and journalist Robert Blatchford who lived in the property until his death in 1943.

The building would originally have been on the outskirts of Horsham with properties being set within nurseries and fields, clearly away from the historic settlement core. The area surrounding the building now has a more urban setting due to the expansion of Horsham with the advent of the railway.

The property itself has also had a varied history with use as a guest house, as well as the existing use providing supported living. The current application seeks to return the property to a single dwelling house. No objection would be raised to this use as it would enable the building to be experienced as it was designed and would preserve the buildings special character.

There are a number of changes being proposed to the internal layout of the building, and these would be read in conjunction with the alterations undertaken to the building as

part of its earlier uses. It would be suggested that where new openings are proposed some careful opening up is undertaken to ensure that there is no fabric with historic interest in those areas. Where openings are blocked up it would be useful to understand if the doors are to remain (to show where an opening was) with a wall behind, or if just an infill wall is to be provided.

The application seeks to replace the existing plastic windows. The changing of the plastic windows to timber would be supported. The existing timber windows to the rear should be retained and repaired (although the plans do not show works to these).

The application also proposes changes to the front wall and the provision of railings above. There would no objection to this element of the scheme as it would still enable the property to be appreciated from public view, whilst also respecting the public and private space of the house.

The final element is the proposed double garage. Whilst is it is understood that an understated garage maybe appropriate in some circumstances, in this instance a more complimentary design would be suggested. The main house is an elegant property with strong lines and the garage should utilise this. Given the quality and stature of the host dwelling the garage should take the form of a well-considered outbuilding that sits comfortably within the grounds and contributes positively to the overall understanding of the listed building. As it stands I would not be able to support this part of the application as it would result in harm to the setting of the listed building.

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 dormer windows.

These drawings must show:

- materials
- decorative/protective finish
- formation of openings including dormer construction,
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- eaves
- verges
- verges and bargeboards

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

c) Samples or specifications of external materials and surface finishes including new railings and gate.

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:	18.09.2026 *14.10.2026*