HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Leonardslee Gardens
DESCRIPTION:	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights
REFERENCE:	DC/24/0279 (LBC) and DC/24/0278 (PP)
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Leonardslee Gardens are designated as a Grade 1 Park and Garden. Within the gardens sits the grade 2 listed building of Leonardslee, and its associated estate buildings.

The application building adjoins the generator hall to the north of the main house, and has brick built walls and currently a Perspex roof with rooflights. The application seeks to replace the current roof covering with an insulated metal roof and 3 conservation style rooflights.

It is considered that the existing roofing material has limited historic interest and its replacement with a suitable material would not result in harm to the significance of this curtilage listed building. The roof of the building can be glimpsed from within the gardens to the west within the context of the walling of the generator hall and the slate roofs of the stables behind. The building is a functional structure which reflects its purpose, and the use of a roof covering that echoes its industrial past would not be unexpected in this form of building. No objection would therefore be raised to the proposed replacement roof in this instance subject to the conditions set out below.

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).

LB04 Roof Lights
Regulatory Condition: The roof lights hereby permitted shall be metal framed, and conservation style.

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).

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) Roof details including sections through:
- junction with the existing parapet walls including provision of rainwater goods

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:	25.03.2024