HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Brookhill Cottage Horsham Road Cowfold
DESCRIPTION:	Construction of hardstanding and general maintenance of pond (Retrospective)
REFERENCE:	DC/22/2280
RECOMMENDATION:	Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

See below.

MAIN COMMENTS:

The application site comprises grassland with a pond alongside the impressive entrance drive lined by mature oak trees which leads to two grade 2 listed buildings, Brookhill House and the associated Brookhill Cottage.

Brookhill House is a substantial grade 2 listed building dating from the 1830s in the Tudor Gothic style set in extensive grounds mainly to the north, east and south of the property but with its principal elevation looking west. Brookhill Cottage, also grade 2, was built slightly later, as the lodge to the main house, and is now in separate ownership to the main House but has special interest as a little altered estate lodge in the picturesque mode.

The significance of the two listed buildings as an unspoilt example of a small country house with ancillary lodge set apart from the village, is reinforced by the tree lined approach and grassland on either side. This makes an important contribution to the appreciation of the historic importance of the buildings in their wider setting, enabling a planned sense of arrival.

It is noted that the Heritage Statement identifies that the proposal would result in less than substantial harm to the setting of the listed buildings. I would agree with this assessment as the works with their associated paraphernalia would detract from the planned parkland setting of the listed buildings. The proposal would detract from the visual effect and experience of the rural approach to Brookhill House and Brookhill Cottage. As noted above the ability to understand the significance of these heritage assets as a country house and lodge is much enhanced by their rural setting. The proposal would harm this setting and would therefore detract from an appreciation and understanding of the two listed buildings. As the proposal is considered to result in less than substantial harm this harm should be weighed against the public benefits of the proposal.

ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	22.10.2024