HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Truffles, High Street, Henfield
DESCRIPTION:	Conversion of the rear café (Class E) to form 1 no. residential dwelling (Class C3)
REFERENCE:	DC/25/0813
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

An application for the conversion of the property was considered at appeal in 2024 where the Inspector concluded that "the character and appearance of the CA would be preserved and there would be no harm to its significance as a heritage asset." No objection would therefore be raised to the current application which reflects the earlier plans.

I would suggest a condition relating to the proposed windows, roof lantern and doors to ensure that the proposal reflects the qualities of the conservation area.

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/and/or/replacement windows, external doors, roof lantern.

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

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:	23.06.2024