HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Random Cottage, Gay Street, Pulborough
DESCRIPTION:	
REFERENCE:	DC/24/1454
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The revised design to alter and extend the link will not be harmful.	

MAIN COMMENTS:

Dear Steve,

Random Cottage is described as a sixteenth century timber framed building. It is known as Upper Jordan's Farm in the nineteenth century and appears to have had a large barn sited some distance to the east. This barn no longer exists but a historic barn has been erected much closer to the house to its north. I understand this is a twentieth century addition.

This proposal follows a previously approved application for alteration and extension of the historic building to include a more useable link extension. This proposal has an overtly modern design approach that will make a statement. I am satisfied it will not harm the special interest of the listed building and am always interested to see if these approaches are successful. I have suggested conditions below.

The internal changes to create the utility room in the twentieth century extension is acceptable. The proposed heightening of the chimney and rethatching of the principal roofs are also acceptable.

Regards,

Seán

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

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 windows and external doors.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- eaves
- verges
- flat roof perimeters
- junctions with thatched roof and gable wall of barn

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	13.12.24