HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Little Tuckmans Farm, Bar Lane, Southwater
DESCRIPTION:	
REFERENCE:	DC/24/0056 & DC/24/0057
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed extension will fail to preserve the special interest of the listed building through a dilution of its vernacular qualities.	

MAIN COMMENTS:

Dear Jacques,

The proposed extension is not acceptable as it will harm the special interest of the listed building through a dilution of its traditional built form. The design of the extension is not reflective of, nor does it reinforce the vernacular character of the cottage. A crown flat roof is not a convincing roof form in trying to disguise what is an utilitarian design reminiscent of suburban domestic extensions. Any addition will need to reflect the vernacular roof form that would be expected in this context. I spoke with the applicant during my visit and suggested a redesign will be necessary. These will be fundamental. I am happy to speak directly with the applicant and their agent.

Regards,
Seán

Updated response 10.04.24

Dear Jacques,

The redesigned extension is reflective of a traditional vernacular form expected in this context. Although it will be a conspicuous addition it will reinforce the character of the listed building. I am content no harm will arise from the proposed addition.

Regards,
Seán

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).

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, valleys & eaves shall be built to reflect traditional detailing including exposed rafter feet, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation

DATE:	01.03.24 Updated 10.04.24