# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Jasmine House High Street Henfield |
| **DESCRIPTION:** | |
| **REFERENCE:** | DC/24/0822 & DC/24/0821 |
| **RECOMMENDATION:** | ~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~ |
| **SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alteration and extension will preserve the special interest of the listed building.** | |
| **MAIN COMMENTS:**<br><br>Dear Alice,<br><br>Jasmine House is part of a nineteenth century terrace reflecting a traditional arrangement of dwelling and shop together. The sober style is reflective of a building type that appears throughout the country at this time. The ubiquity of this type of terrace reflects the social and economic changes that continued through the nineteenth century and facilitated by the ease of travel and movement of goods and building products by rail. The terrace reinforces the character of Henfield as a historic village that expanded in the mid nineteenth century.<br><br>The proposal to alter and extend this property will not prevent an understanding or appreciation of the special interest of the listed building. The external changes are proportionate in scale and reinforce the architectural style of the terrace. The interior of the property has been altered in the past and lost some of its historic significance in terms of features and spatial arrangement. The proposed internal alterations will not dilute the special interest of the listed building. I am happy consent can be granted. I have suggested conditions to ensure a successful project.<br><br>Regards,<br>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).

## 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:

Roof details including sections through:

- dormer
- stair tower parapet including junction with pitched roof.

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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 and verges shall be built to reflect traditional detailing as found on the principal roof and roof constructions of a similar age .

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:** Any rooflights fitted to the building 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).

## LB16 Flues, Vents, and Plumbing

**Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

## LB17 Grilles and Fixtures

**Regulatory Condition:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

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| **NAME:** | Seán Rix |
| **DEPARTMENT:** | Conservation |
| **DATE:** | 14.06.24 |