South Downs National Park Authority

Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Swallows Farmhouse Swallows Lane Dial Post
DESCRIPTION:	
REFERENCE:	DC/24/1227
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed garage will not harm the setting of the listed building.	
MAIN COMMENTS: Dear Meg, Swallows Farmhouse is an attractive eighteenth century dwelling influenced by a provincial classical style. The existing single garage is of no historic significance and its demolition is not contentious. The location for the garage does not relate well in terms of the historic context of the site as there had been clear intention in the past to place the agricultural and service buildings well away from the house to preserve the polite aspirations of the occupants. However, the proposed replacement building will not harm the setting of the former farmhouse. I would prefer to see a slightly steeper pitch to the roof to reflect a traditional pitch angle. And if the applicant is willing to raise it above 45 degrees that would be welcomed. Please ask them to provide revised drawings to show this. In any case, I am satisfied the proposal is acceptable and have suggested conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip 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).

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:	12.09.24