



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bailing Hill Farmhouse, Broadbridge Heath Road, Warnham
DESCRIPTION:	Replacement of timber frame infill panels
REFERENCE:	DC/26/0550
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
Bailing Hill Farmhouse is an interesting building, thought to be originally constructed with 2 bays built at right angles to the road. The property has been extended and altered over time. It is a good example of a vernacular building highlighting changes in materials and fashion with its front elevation now being faced in local brick and its timber frame visible to the side and rear.	
During the building's more recent past the infill panels in the west elevation have been replaced with impermeable concrete. This material has led to concerns about the timber frame.	
A key issue to be considered before embarking on the replacement of the infill panels would be to establish whether the existing infill panels are original or, if not, whether they have developed historic significance in their own right. It is also essential to consider the condition of the panels and of the adjacent framing, and, particularly in the case of the replacements, whether the framing has been adversely affected by the type of panels used.	
I am satisfied that the existing panels are a modern addition which due to their nature are not appropriate and detract from the buildings special interest. Their replacement with the traditional method of wattle and daub would therefore be supported. I would however request further details relating to the materials proposed. Traditional wattle typically consisted of oak staves with woven hazel twigs, with the daub likely to have contained (in very variable proportions) clay, lime and a mixture of cow dung and straw. In some cases of replacement panels split oak staves and split oak laths have been used. I would also wish to know if insulation is proposed internally. This information can be conditioned.	

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 including details of the wattle and daub.
- Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect 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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	01.05.2026