HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Gatewick House, Church Lane, Steyning
DESCRIPTION:	
REFERENCE:	DC/25/1012 & 1014
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposals will not be so impactful to result in overall harm and I am satisfied the special interest of the listed building will be preserved.	

MAIN COMMENTS:

Dear Steve,

The architects have provided a comprehensive assessment of the history and significance of the house and its ancillary structures. The house has clearly been altered over the years. Some of these alterations have added to the special interest of the listed building whilst some more recent works have had a detrimental impact. Overall the current proposals are acceptable in terms of preserving the special interest of the listed building. The alterations to the principal elevation including the addition of three dormer windows will not prevent an understanding or appreciation of the building's special interest. The glass house will be a large addition but there is evidence of a structure on this side of the house and the proposed addition will not be disproportionate for a house of this scale. Internally the house has also undergone change over the centuries. I am satisfied the current proposals will better reveal aspects of the historic floor plan and how these spaces relate to each other; both now and in the past. Some of the smaller internal changes will impact historic fabric but I am satisfied that, on balance, these will not be so harmful that this will prevent future understanding or appreciation of the special interest.

The service and outbuildings are a collection of historic and more recent constructions. These have suffered from a lack of maintenance and utilitarian alterations that have diluted the historic character of the property as a whole. The proposals to remove flat roof extensions, place pitched roofs over others and remove modern garage doors and windows will improve the appearance of these service buildings and benefit the setting of the listed buildings. The proposed alterations to the tractor barn and orchard barn are acceptable. As is the demolition of the existing access bridge and its rebuilding to accommodate larger vehicles. The other proposals within the grounds are also agreeable and will have a positive impact in terms of the ongoing preservation of the property. I have suggested conditions below.

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 and the main contractor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the submitted information and 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:

Dormer roof details including sections through:

- roof ridge
- eaves
- verges
- cheeks

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

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:	08.08.25