HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Copper Beeches, The Street, Thakeham
DESCRIPTION:	Erection of single storey rear and side extension
REFERENCE:	DC/26/1609
RECOMMENDATION:	~~Advice~~ / No Objection ~~/ Objection / More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The proposed extension would be viewed within the context of the existing house, and due to its scale would not result in harm to an appreciation of the neighbouring listed building. The building is within the Thakeham Conservation Area, where the quality of design and the use of appropriate materials help to preserve the areas special character. It is understood why a flat roof has been chosen rather than a traditional pitched roof however its detailing needs to be fully explored. To ensure the roof does not dilute the special historic character of the conservation area it would be suggested that lead is used rather than bitumen etc. I have suggested a condition that would require details of the roofing including the fascia and junction details.

ANY RECOMMENDED CONDITIONS:

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).

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:
i) new/and/or/replacement windows, external doors, roof lantern.
These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- eaves
- verges
- flat roof perimeters
- parapets

b) Samples or 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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	05.11.2026