



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Warnham Court Farmhouse, Church Street, Warnham
DESCRIPTION:	Demolition of the existing conservatory and erection of a part two storey rear extension, erection of a single storey orangery rear extension, alterations to the roof and fenestration, removal of the existing gate on the south western track and new surfacing.
REFERENCE:	DC/26/1051
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
MAIN COMMENTS: Warnham Court Farmhouse is located within the Warnham Conservation Area, and is recognised as a locally listed building (non-designated heritage asset). The property fronts onto Church Street, and due to its surrounding gardens can still be appreciated as a former historic farmstead linked to the wider estate, set at the edge of the historic village core. The property therefore informs the historic and architectural character of the conservation area and has local historic and architectural interest. As the site is within the Warnham Conservation Area special attention is required to be paid to the desirability of preserving or enhancing the character or appearance of the area. The NPPF sets out how in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In terms of the proposed extensions the quality of the detailing will be key to ensuring that the integrity of the building is maintained. It is noted that the hanging tiles are to be refurbished with plain clay tiles, it would be suggested that the existing detailing is replicated. Whilst generic details of the roof lantern have been submitted specific details would be requested to ensure they are appropriately sensitive to the character of the existing building. Where Horsham stone is to be removed for the extension the stone should be removed carefully and stored appropriately for future repairs. It is also noted that clay tile is to be used for the orangery extension although the existing material appears to be	

Horsham stone. There does not appear to be details relating to the first floor roofing material if it is to match the existing Horsham Stone it should be laid with matching diminishing courses. Full details of all new windows would be required, including the width of the glazing. In terms of the northern range which is the older range it would be suggested that where new windows are proposed that investigation is undertaken to understand whether there are any historic features hidden beneath the tile hanging, and officers informed with a photographic record made.

ANY RECOMMENDED CONDITIONS:

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:

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
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

b) Samples or specifications of external materials and surface finishes.

c) Specifications of proposed gate and proposed pergola.

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).

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately.

NAME:	Nicola Mason
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DEPARTMENT:	Strategic Planning
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DATE:	07.08.2026
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