11 April 2025

Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Dear Sir

THE COWSHED, NOWHURST LANE, BROADBRIDGE HEATH RH12 3PJ

We attach a planning and listed building consent application for the erection of a porch.

We include:

- application form
- location and block plans SOS/817/103
- existing plan and elevations SOS/817/101
- proposed plan and elevations SOS/817/102
- CIL Form 1: Additional information
- application fee £528.00 (to be paid by client)

The application building is a two-storey, three-bedroom dwelling. Planning permission DC/09/0463 and listed building consent DC/09/0464 were granted on 10 August 2009 for the conversion of barn to a dwelling. Planning permission DC/15/0001 and listed building consent DC/15/0002 were granted on 21 May 2015 for a rear extension, replacement front door and screen set and provision of a section of wall infill.

The proposal is erect a small porch around the front door. The porch would be mostly glazed with a low stone wall in the front elevation and a stone wall forming the west elevation, to match the existing structure. The mono-pitch roof would be slate covered.

The adjoining dwelling, Smithawe Farm, is a grade II listed building and we understand The Cowshed is covered by the listing by virtue of being in the curtilage of the adjoining listed building at the time of its listing.

We understand the application building was a threshing barn, part of a wider agricultural holding, now divided into separate parcels and dwellings. The materials and form of the building are consistent with that of the adjoining

listed building. However, the application building has been separated from the listed farmhouse and its alteration and conversion to residential use, and subsequent rear extension, has diluted some of its former agricultural qualities. The significance of the curtilage listed building now derives from its contribution to the setting of the listed building. It retains its position within the historic farming buildings group and its subordinate relationship with the listed farmhouse.

The proposed porch would be consistent with the form and materials of the building and would be a minor element, well-proportioned in relation the dwelling. The glazed front and east elevations would enable the original wagon door to be observed.

The proposal would preserve and ensure clear legibility of a locally distinctive vernacular building form and its setting, maintaining the setting of the adjoining heritage asset and the special character of the district's historic environment.

The much larger rear extension was deemed acceptable and the proposed minor extension of this converted agricultural building would not detract from the remaining original form and character of the building.

If you have any questions about the application, please contact Roy Speer.

Yours faithfully

Speer Dade

Speer Dade

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(a) explain the design principles and concepts that have been applied to the development;

The design principle is to provide shelter for the living room in a form consistent with the external appearance, materials and proportions of the existing extended building.

Retaining the basic form and size of building and its relationship with the listed building to preserve the setting of the latter.

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

The nature of the attached barn and adjoining listed building, and the surroundings of the building, have been appraised and the proposed porch has been designed to be a minor element, in keeping with the nature of the context, retaining the subordinate relationship with the listed building.

The application building is listed only by virtue of having been in the curtilage of Smithawe Farm. Its contribution to the setting of the listed building lies in its size and position within the group of former farm buildings which would be retained.

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

The porch would provide easy level access into the dwelling from the parking area.

(*d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation;*

None necessary.

(e) explain how any specific issues which might affect access to the development have been addressed.

Not applicable.