

From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 14 August 2026 08:30:12 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: URGENT - DC/26/0804 Farthings Spinney Lane West Chiltington

Morning Halima,

The revised elevation drawings are now agreeable. Please include the conditions below.

Regards,
Seán

Cottage conditions

LB03 Windows

Regulatory Condition: The new windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

Garage conditions

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions of the garage at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges and hogs back or half round ridge tiles.

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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

Telephone: 01403 215276

Email: Sean.Rix@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 13 August 2026 15:46

To: Sean.Rix <Sean.Rix@horsham.gov.uk>

Subject: FW: URGENT - DC/26/0804 Farthings Spinney Lane West Chiltington

Importance: High

URGENT

Hi Sean,

**DC/26/0804,
Farthings, Spinney Lane, West Chiltington,
Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.**

I refer to the above application.

The agent has provided revised plans addressing the concerns you have raised regarding the ridge tiles.

Please kindly confirm that the revisions are now acceptable.

I would appreciate a response by 20th August 2026.

Kind regards

Halima Chowdhury

Planning Officer



Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Carl Moore <carl@cm-arch.co.uk>

Sent: 13 August 2026 14:09

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Subject: RE: URGENT - DC/26/0804 Farthings Spinney Lane West Chiltington

Hi Halima,

Please find attached the revised plans as requested. I have included a red note on the plans confirming the revision and emphasised the ridge tiles.

Kind regards

Carl

18 Parklands Avenue
Goring-by-Sea
West Sussex
BN12 4NH



phone: 01903 533276

mobile: 07718 522407

e mail: carl@cm-arch.co.uk

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 13 August 2026 12:55
To: Carl Moore <carl@cm-arch.co.uk>
Subject: URGENT - DC/26/0804 Farthings Spinney Lane West Chiltington
Importance: High

URGENT

Dear Carl,

**DC/26/0804,
Farthings, Spinney Lane, West Chiltington,
Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.**

I refer to the above application.

Please see below the Council's Conservation Officer's consultation comments. Please confirm if you would like to provide revised drawings in relation to the Conservation Officer's request for a ridge tile to be placed around the perimeter of the crown pitch, as opposed to the flat roof edge detail as shown on the drawing. Or would you like this matter to be dealt with by planning condition.

I would appreciate a response by 14th August 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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From: Sean.Rix <Sean.Rix@horsham.gov.uk>

Sent: 13 August 2026 11:33

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>; Planning <planning@horsham.gov.uk>

Subject: DC/26/0804 Farthings Spinney Lane West Chiltington

Dear Halima,

The existing property illustrates the work of Reginald Fairfax Wells and retains much of its intended architectural character. I am not a fan of crown flat roofs but in this case I am satisfied the area is not so great as to harm the character of this locally listed cottage. The scale and volume of the extensions will not prevent opportunity to understand and appreciate the historic form of the cottage. I will require a ridge tile to be placed around the perimeter of the crown pitch as opposed to the flat roof edge detail as shown on the drawings. I am happy this can be dealt with by condition but please ask if the applicant would like to provide revised drawings to avoid a condition. I have suggested these below.

I am also satisfied the proposed garage will not harm the setting of the locally listed buildings or harm the character of the conservation area.

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

Telephone: [01403 215276](tel:01403215276)

Email: Sean.Rix@horsham.gov.uk



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