HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	8 Holbrook Park, Old Holbrook
DESCRIPTION:	Internal adjustments to existing property forming a new bedroom and ensuite in existing kitchen area
REFERENCE:	DC/24/0580
RECOMMENDATION:	Advice / No Objection ~~/ Objection /~~ More Information ~~/ Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Holbrook Park is a grade 2 listed building which is thought to be formally the stables for Holbrook Park House which is also grade 2 listed. Holbrook Park is situated to the north east of Holbrook Park House. The property was converted into apartments in the mid twentieth century along with the stables.

The application form sets out the work proposed as part of the application which includes the re-ordering of the property, and the provision of external drainage. Following a site visit it is understood that the works would also include the insertion of insulation which would include the removal and replacement of the existing ceiling and raising the ceiling in the entrance hall.

8 Holbrook Park has large windows and doors to the southern elevation with views towards Holbrook Park House. The main entrance to the property is beneath the archway which provides access to the parking spaces. One of the former garages has been converted to provide accommodation for the property.

The application proposes to utilise the kitchen area (former garage) as a bedroom with ensuite. This would require the existing window, door and section of wall to be replaced. The works to form this room were proposed in 1988, and it would not be considered that the changes subject to conditions would detract from the buildings special interest.

The main part of the property has been altered during the conversion process with the building's previous use being hidden to some extent. The external appearance and quality of the structure has however been retained along with the appreciation of the functional relationship between the principal dwelling and its outbuildings.

The proposed changes to the layout of the property would not result in harm to the understanding of the form of the building or an appreciation of the hierarchy of its

spaces. The opening up of the false ceiling is welcomed as this would reflect the original size of the space.

The existing ceiling is a modern insertion and therefore its removal would not be resisted, however details would be required of the proposed insulation materials so as to ensure that the height of the ceilings are retained.

The works to improve the drainage of the property would be supported in principal but further information would be required relating to the details of the works.

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.

These drawings must show:

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

ii) Ceiling details including specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

iii) Drainage details fully describing the method and position of drain runs.

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).

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

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).

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. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	06.08.2024