HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Smithawe Farm Nowhurst Lane Broadbridge Heath
DESCRIPTION:	Erection of a two storey side and rear extension. Replacement flat roof to pitched roof. Replacement of windows and doors.
REFERENCE:	DC/24/0985 & DC/24/0984
RECOMMENDATION:	**Advice** / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

RECONSULTATION COMMENTS

The amended plans represent an amalgamation of the approved plans with the retention of the existing rear two storey extension. The flat roof would however still be replaced with a pitch which will improve its overall relationship with the historic building. It is noted that the amended plans reflect more closely the elevational treatment of the rear approved extension than that previously submitted and therefore **no objection** would be raised. The windows were considered as part of my earlier response. Details would be required for the proposed timber frame, and external materials (although I note the information on the brickwork and roof details), and therefore I would suggest the conditions for DC/20/0712 are retained apart from those elements.

MAIN COMMENTS:

The principle of an extension to this grade 2 listed property was established in 2020 (DC/20/0712 and DC/20/0708). The current scheme seeks to reimagine this extension. Whilst the proposed extension has a simpler form than the original approved scheme it still enables an improvement to the existing flat roofed extension. There is however a concern with regards to the extent of the glazing at ground floor in the rear elevation. It would be suggested that this is harmful to the overall appreciation of the listed building and would not reflect the buildings significance. I would therefore raise an objection to this element.

The application also includes the replacement of the existing windows and doors. The existing windows in the house are a mixture of ages and styles. The simple metal framed windows in the rear wing are of little, if any, historic interest in this context. The metal framed windows fitted in the principal range have decorative window furniture and appear to be early twentieth century in date, although further research by the applicants

suggests a mid twentieth century date. The two enlarged windows in the lounge are out of proportion for the age of building and are clearly a relatively modern alteration.

Historic England has recently published a new advice note entitled 'Adapting Historic Buildings for Energy and Carbon Efficiency.' Paragraph 82 of the guidance note states: 'Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable. Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.'

It is understood that the external appearance of the building will change with the removal of the leaded lights, however it is not considered that this change is so harmful as to warrant a refusal of permission. Casement windows are a traditional window form in this instance and would not detract from an understanding or appreciation of the listed building. Taking into consideration therefore the existing windows, and Historic England guidance I would not raise an objection in principle to the introduction of slimline double glazing provided the casement windows are flush fitting, and there is a condition placed on any approval to agree details.

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:
new/and/or/replacement windows, external doors.
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, etc
- method of opening
- method of glazing

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).

LB12 Making Good

Regulatory Condition: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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)	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	12.09.2024