From: Sean.Rix
Sent: 25 April 2024 11:10
To: Shazia Penne; Planning
Subject: FW: DC/24/0228 - Heatherbank, Birch Tree Lane, West Chiltington RH20 2RG

Dear Shazia,

Following my meeting with the applicant and their agent I am content the submitted design is an acceptable compromise in ensuring the thatched roof junctions are not compromised. I retract my previous objection and am satisfied that, in this case, the impact can be considered neutral in terms of the impact to the architectural interest of the locally listed building.

Regards,
Seán

Seán Rix
Senior Conservation Officer

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Horsham District Council
50 YEARS

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Nigel Blake <NigelBlake@davidsalisbury.com>
Sent: 24 April 2024 20:30
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Cc: Kevin Sparks <kjs.wings@gmail.com>; Christine Melody <ChristineMelody@davidsalisbury.com>; Karen Bell <KarenBell@davidsalisbury.com>
Subject: DC/24/0228 - Heatherbank, Birch Tree Lane, West Chiltington RH20 2RG

Thanks for taking the time to visit us on site last week. We have had a look to see how the idea of bringing the existing roof forward could work and have put together the attached drawing to illustrate the challenges. The main issues are that firstly, this design looks a mess! also:

The valley between the two tiled roofs on the house drains away from the house so gets lower the further you go into the garden. A significant steel beam would be required to support this valley which would be around 22cm deep plus insulation and cladding. The result would be a head height under the beam of just over 1.8m which is too low and effectively cuts the room in half.

The beam height and thickness of the flat roof section would also result in very low doors (we think just over 1.9m). Again, this is too low.

The thatch on the house causes major problems as we discussed on site. I think it is important to keep the symmetry of the thatched gable end - even though this is an extension to the original house, it is very well done and in keeping with the rest of the building. This is why the original design had the dog leg in the foot print. If we try to extend the pitched roof, we will have to remove more thatch to create a leaded gulley which would look unsightly.

If we had more height and didn't have the complication of the thatched roof to the left, then we would have more flexibility to make this roof form work, but we feel that in this location it just won't work.

Something along the lines of the attached (if we could find a way to make it work) would not create the welcoming family space that the applicant needs for his extended 'blended' family, it would not let in sufficient light given the proximity of very tall trees, and would be far more costly to build so the applicant would not be able to go ahead with it.

We would respectfully request that you approve the original design. As discussed, we would be happy to reduce the pitch of the lantern from 20 degrees to 18 degrees to lower the ridge if that would help.

I know you said that you will not be available next week, could we discuss this either tomorrow or Friday?

Best regards

Nigel Blake
Designer
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