

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Cottage, Church Street, Rudgwick
DESCRIPTION:	
REFERENCE:	DC/26/0511 & DC/26/0510
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposals will not harm the special interest of the listed building.	
MAIN COMMENTS: Dear Halima, I visited and discussed the proposal to alter and extend the property earlier this year. The heritage statement gives a comprehensive description of the significance of the dwelling and of the impact of the proposed works. I am satisfied the two storey rear extension will provide the additional space the applicant would like and will not harm the special interest of the listed building. The rear of the building has already been altered and this has obscured much of the original timber framing, now only visible on the south west corner. This scheme will reinforce the impact of the catslide roof which is a typical feature of dwellings of this age. The internal alterations are acceptable. The additional alterations to provide energy technologies are also acceptable. As are the landscape changes at the front of the property. I have suggested conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, valley tiles 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).

LB03 Windows

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

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).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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:	Seán Rix
DEPARTMENT:	Conservation
DATE:	01.05.26