HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Tudor Cottage, Nuthurst Road, Maplehurst
DESCRIPTION:	
REFERENCE:	DC/25/0001
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal is acceptable in principle and will preserve the special interest of the listed building subject to conditions.	
MAIN COMMENTS: Dear Marie, The cottage has suffered from poor repairs and a lack of maintenance which has accelerated deterioration of the timber frame. The principle of repair is acceptable but more detailed information is required to understand the extent of the damage and repairs that are required. It will be necessary to remove the existing infill panels to make a comprehensive assessment of the timber frame and I am satisfied this can be undertaken before a detailed description of repairs is provided. I have suggested a condition below. The existing windows are not historically significant and I am satisfied the replacement to match existing is acceptable in this case. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Following the exposure of the timber frame but before any repair work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm the extent of the repairs and to discuss all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

LB07 Submission of Details

Pre-Commencement Condition: No timber repair 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:

Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.

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).

LB03 Windows

Regulatory Condition: The replacement windows hereby permitted shall have timber casements flush fitted with their frames. The double glazed units will be no thicker than 16mm.

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:	30.01.25