HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Medlars, Swallows Lane, Dial Post
DESCRIPTION:	
REFERENCE:	DC/23/2321
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Proposal will not result in harm to the special interest of the listed building.	
MAIN COMMENTS: Dear Bethan, The timber framed cottage has undergone several phases of alteration and extension in the past. The most recent appear to have been undertaken in the mid-twentieth century and although the extensions are not sensitive, the "restoration" work may have saved the historic building from demolition. The cottage is one of the more poorly built seventeenth century timber framed buildings in the District and its position on the edge of the road suggests it may be a "squatters" cottage built on common land. The proposed extensions will substantially enlarge the property but I am satisfied the modest character of the historic core will remain recognisable. The existing rear two storey extension is harmful and the proposed work will reverse this harm by placing a pitched roof over this rear pile. The two large rear wings have a modern aesthetic that contrasts with the vernacular form of the historic core. However, I am satisfied this will not result in harm and the appearance of the new extensions will reinforce their twenty first century construction. The internal alterations will allow the retention of the altered inglenook chimney breast and retain an ability to understand and appreciate the historic spatial arrangement. I have suggested conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new clay tile roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and 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 timber casement windows hereby permitted shall have casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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:	12.03.24