HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Warnham Park The Gatehouse North Robin Hood Lane Warnham
DESCRIPTION:	Replacement of defective Westmorland roof slate with Brazilian Green roof slate (Listed Building Consent).
REFERENCE:	DC/25/0559
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The Gatehouse is located at the entrance to Warnham Park and constitutes two lodges which are linked over an archway which enables access to the estate from the south east. The property is designated grade 2* and therefore would be considered to have more than special interest. The application seeks permission to replace the Westmoreland roofing slate to the mono pitch addition to each side of the lodges. The pitch of the roof would also be altered to enable water to flow off the roof more proficiently.

At present the Westmorland slates are laid at 21 degrees which has led to rainwater seeping through the slates and rotting the roof beneath. It is noted that the technical data for Westmoreland slates suggests a pitch of more than 23 degrees which due to the decorative stone stringcourse on the main structure cannot be achieved in this instance without disrupting the stringcourse.

The applicant is therefore seeking to replace the Westmoreland stone slates with a Brazilian green slate due to its colouring, availability and technical performance.

It would be suggested that the significance of the Gatehouse relates to the most part in its aesthetic value consisting of a building of high-quality design, that sits within its planned landscape setting supporting the understanding of approaching a country estate. Its historical value also relates to this understanding of a historic landed estate with its associated class structures, and the use of local materials including Horsham stone which contributes to a sense of place. It is suggested that the materials have been carefully chosen for the design of the building which support its significance.

It is unlikely that an explanation could be given as to the historic choice of Westmoreland slate, it may be that it was available easily as transportation networks developed, and the slate became much sought-after in the construction of higher status

buildings across England. Westmoreland stone slates are a distinctive green-grey colour, with subtle variations and are known for their durability. The availability of the slates today are however understood to be limited due to the closure of working quarries.

It would be considered that in this instance the replacement of the Westmoreland slate with a different slate would not be objected to. The application is complex in that ideally the stone would be replaced like for like however due to the nature of the roof slope the roof would leak again and need replacing. Increasing the roof slope more than proposed would increase the visibility of the roof, which at present is set down and is to some extent inconspicuous. It is therefore reluctantly agreed that the proposed use of a Brazilian slate would balance the colour of the existing and have the technical performance to ensure the roof remains watertight. It would therefore be suggested that although the proposed roofing slate would result in less than substantial harm at the lower end of the scale, the public benefit in terms of the overall appearance of the building and its maintenance would be a public benefit. No objection would therefore be raised.

ANY RECOMMENDED CONDITIONS:

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DEPARTMENT:	Strategic Planning
DATE:	16.06.25