HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Causeway Lodge, 10 Causeway Horsham
DESCRIPTION:	Erection of a single storey rear extension and internal modifications
REFERENCE:	DC/25/0491 and 0492
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Amended Plans

It is noted that amendments have been received retaining the window on the northern elevation and also the two windows on the side elevation (although the 3D model drawings on the floor plan still appear to show the original proposal). No objection would therefore be raised to the amended plans and I am satisfied subject to the conditions previously suggested that the historic interest of the building would be preserved.

12.06.2025

Original Comments

10 Causeway is a prominent building within the historic core of Horsham and is designated as a grade 2 listed building within the Horsham Town Conservation Area. The property contributes both in its own right and within the context of its neighbours to (as described by Pevsner) "an anthropology of cosy Wealden buildings it would be hard to beat."

The application seeks to make a number of alterations internally to the property and to create a single storey extension to the rear.

The proposed extension would result in the conversion and extension of a nineteenth/ twentieth century extension to enable the addition of an oak framed family room. Whilst in principle I would raise no objection to the extension, the end wall of the historic timber framed rear range (which it is suggested formed a service wing to the higher status front range) would be opened up at ground floor level and there is a concern that remnants of the timber frame may be concealed within the remaining built fabric. It would therefore be suggested that some opening up is undertaken to determine what if any historic fabric remains. It would also be suggested that if the wall is opened up that

a remnant of the wall is retained to ensure that an understanding of the position of the former wall is appreciated within the space. It is noted that aluminium windows are proposed for the extension. In this context and due to the use of a timber frame no objection would be raised to this window form. The thin form of the frames would enable the timber to be appreciated and would not compete with the traditional timber glazing on the remainder of the house.

In terms of the removal of the former WC's this would not be resisted, however there would be a concern at the creation of external doors in the position of each of the windows. At present the ratio of solid wall to glazing ensures that this element of the building is experienced as part of the historic timber framed wing. The replacement of all the windows (with in the case of the rear elevation full length glazing and the side elevation doors) would lessen the understanding of this part of the building as a service wing, creating the illusion of an understory of lesser significance. It would therefore be suggested that the double doors are constructed but the single doors remain as windows and the end window remains as existing.

The application also proposes opening up the living room (1) wall which it is understood was infilled following the introduction of a steel beam. It would be considered that provided that following investigation, no historic fabric is uncovered the removal of the wall would enable an appreciation of the space reflecting its higher status to the front of the house.

The removal of the lift would be welcomed and its replacement with an appropriately designed staircase would not harm the significance of the building. Therefore in conclusion subject to appropriate conditions and the amendment to the windows it would be considered that the proposal would preserve the historic interest of the building.

ANY RECOMMENDED CONDITIONS:

LB07 Submission of Details

Pre-Commencement Condition: No relevant 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:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflantern, and internal staircase.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing
- design of proposed staircase including balustrades and handrails

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges

- verges and bargeboards
- flat roof perimeters
- parapets

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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

c) Samples or specifications of external materials and surface finishes.

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).

LB16 Flues, Vents, and Plumbing
Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.
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).

INFORMATIVE Unexpected Features
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	28.05.25