HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Snoxall, Bucks Green, Horsham
DESCRIPTION:	Erection of ground and first floor extensions to the rear.
REFERENCE:	DC/26/1121 and 1122
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Amended Plans

The current application has been amended to sit more comfortably with the adjoining property, and whilst the extension is still large I am satisfied that the proposal on balance would not harm the buildings special historic interest.

The submitted information on the stairs indicate that these are a more modern addition and that their removal would not result in the loss on intrinsic historic fabric. I would however suggest a condition that shows the detail of the new staircase, and how it would sit against the timber frame.

Original comments

Originally a single dwelling Snoxalls has been subdivided into two with The Old Cottage forming the other half of the listed building. It is understood that it is one of the oldest surviving buildings in the parish possibly dating to the late fourteenth century. The rear elevation of the building has been unsympathetically extended in the past with a single storey addition that links through to the neighbouring property.

There are opportunities to improve the building and better reveal its significance. This should start with the premise of removing the existing flat roofed element. As it stands there would be an objection to the extent of the extension and the provision/retention of a flat roof to either side of the two storey projection. The single storey flat roof is not a traditional feature and appears incongruous in context with the qualities of this vernacular timber framed building. The addition of an extension on the western side of the two storey extension would also result in the historic features of the building being obscured by an additional area of flat roof. The property was originally constructed as a single dwelling and this should be reflected in any design solution to ensure that the significance and understanding of the building is not diluted. Consideration also needs to be given to the junction with the neighbouring property.

There would also be a concern with the changes to the proposed staircase. Given its function, a staircase often forms an integral element in the plan form of a structure, and as building plan forms have developed over time, the positioning and design of staircases has evolved accordingly. Variations of style between individual staircases in a building may denote differences in status between different areas and help to identify the ways in which a building was occupied and used. The means by which a staircase is constructed may also demonstrate historic methods of joinery and craftsmanship. The staircase appears in the plans prior to the building's conversion into 2 dwellings, and whilst some elements may be newer additions it isn't clear whether the staircase has historic or evidential value. Further investigation would therefore be required to ensure that no historic fabric is lost.

ANY RECOMMENDED CONDITIONS:

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition**:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

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).

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) Specification, including location drawings and sketches where appropriate, of any works to historic roof or wall timbers including extent of work, methods to be used, and the type of any replacement timber.
b) Construction drawings with associated details of the proposed staircase.
c) Drawings fully describing:

new/and/or/replacement windows, external doors.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

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).

LB02 Roof Detailing/Junctions

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

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

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. This is particularly relevant when the rear roof is opened up for the construction of the roof of the new wing.

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DATE:	21.08.2026 11.11.2026