HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Durfold, Dorking Road, Warnham
DESCRIPTION:	Erection of a front porch, entrance gates, resurfaced driveway, new parking areas and retaining walls, additional downpipes and drainage (Householder Application)
REFERENCE:	DC/25/0902
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Durfold forms part of a grade 2 listed, timber framed building which was converted into two dwellings in the large 1970's. It is noted that permission for the entrance gates, retaining walls and driveway etc was approved in 2013 although not implemented, and for a new porch in 2000 (in a different location) which again was not implemented.

The proposed porch would be a partly open structure placed outside the existing entrance door. It is considered that the proposed porch which would be simple in form and size would not detract from an appreciation of the wider building. The proposed additional downpipes would change the appearance of the southern elevation however, the additional downpipes would have the benefit of enabling water to be swiftly removed from the building. It is therefore considered that the proposal would on balance retain the special interest of the listed building, and no objection would be raised. It is also noted that a modern internal wall would be removed and again no objection would be raised.

In terms of the proposed external landscaping, gates, walling and driveway, it is considered that the proposal would retain the setting of the listed building and would not harm its significance.

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) the proposed porch.

These drawings must show:

- materials
- cross section and details of how the proposed porch will be attached to the listed building

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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	31.07.2025