

From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 13 August 2026 11:32:37 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>; "Planning" <planning@horsham.gov.uk>
Subject: DC/26/0804 Farthings Spinney Lane West Chiltington

Dear Halima,

The existing property illustrates the work of Reginald Fairfax Wells and retains much of its intended architectural character. I am not a fan of crown flat roofs but in this case I am satisfied the area is not so great as to harm the character of this locally listed cottage. The scale and volume of the extensions will not prevent opportunity to understand and appreciate the historic form of the cottage. I will require a ridge tile to be placed around the perimeter of the crown pitch as opposed to the flat roof edge detail as shown on the drawings. I am happy this can be dealt with by condition but please ask if the applicant would like to provide revised drawings to avoid a condition. I have suggested these below.

I am also satisfied the proposed garage will not harm the setting of the locally listed buildings or harm the character of the conservation area.

Regards,
Seán

Cottage 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:

Dormer roof details including sections through:

- ridge
- valleys
- eaves
- verges
- cheeks

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

Crown roof details including sections through edge detail to show flat roof hidden below ridge.

LB03 Windows

Regulatory Condition: The new windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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 or cast effect plastic.

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).

Garage conditions

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions of the garage at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges 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).

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Seán Rix

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