HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Great House Farm, Chessall Avenue, Southwater
DESCRIPTION:	Replacement of 15 No. oak framed windows on a like for like basis, including sealed slimline double-glazed panes and weatherseals
REFERENCE:	DC/24/0690
RECOMMENDATION:	Advice / No Objection subject to conditions

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

As identified in the previous comments for the last application Great House Farm is a grade 2* listed building which has a late fifteenth/sixteenth century core. It is considered to be one of the most important domestic buildings in the area, built on a medieval site associated with Sele Priory, bounded by moats or ponds, and set within a relict medieval landscape. The listing description notes that "Throughout the house most windows are later C20 timber casements, many in earlier openings. The exception is the first floor oriel window on the north elevation. This window has a richly detailed ovolo (quarter) moulded five-light mullion and transom frame typical of the very late C16 and early C17 and is supported by plain (possibly earlier) brackets which are integral to the structure of the bay and where the vertical close-studding of the frame is symmetrically arranged beneath the window. Casements and fixed lights have diamond leaded quarries. The stair window has a similar glazing."

A previous application was approved for the like for like replacement of a number of windows. Since this time the NPPF has been updated and Historic England have published draft guidance relating to Climate Change and Historic Building Adaption. The current application therefore seeks to replace 15 oak framed windows on a like for like basis, including sealed slimline double-glazed panes and weatherseals.

As identified by Historic England the current windows in the building appear to be modern replacements but whose design largely follows historic patterns. Therefore, most of the windows are likely to make a positive contribution to the significance of the listed farmhouse. Historic England have suggested that where the windows in the front elevation are to be replaced that consideration is given to reinstate the windows at first floor level as illustrated in the 1969 photograph. The applicant's agent has subsequently agreed to the reinstatement of the historic window pattern to the three windows at first floor level.

Similarly, to Historic England I would not raise an objection in principle to the use of slimline wooden double glazing in this instance provided the new glazing can be accommodated within the new window frames and multi-paned glazing bars without increasing their width or changing their profile compared to that of the existing windows that follow historic precedents.

Historic England have also questioned whether there would be an opportunity as part of the works for the front elevation of the farmhouse to be restored including reinstatement of the stone cills and, if possible, replacement of the render and tile hanging with a more attractive design and materials that better reveal the significance of this important historic building. I would support this request but am mindful of the concerns raised by the applicant's agent as to what lies under the tiles and render and whether exposing the timber framing and infills would result in weathering problems. I would therefore request that as work progresses where areas of tile hanging and render will need to be removed/cut back the opportunity is taken to investigate what lies beneath which could then be used to inform further work to the front elevation.

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

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).

LB12 Making Good

Regulatory Condition: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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:	23.07.2024