HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	26 North Street Horsham
DESCRIPTION:	
REFERENCE:	DC/25/0926
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposals will not harm the special interest of the listed building.	
MAIN COMMENTS: Dear Steve, No.26 is part of a sixteenth century building although much altered in the proceeding centuries. Despite this it remains recognisable as an ancient building and a reminder of the historic character of North Street before the redevelopment of the twentieth century. The building has been restored and there is evidence of structural works using steel supporting beams but this has not significantly diminished the special interest of the building. The current proposals are compatible with the spatial arrangement of the building and will enable it to be brought back into use. I am satisfied the proposals will not harm its special interest. To ensure this I have suggested conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Timber Cleaning Works Commence

Pre-Commencement Condition: Before work proceeds to clean the timber beams, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that an inconspicuous place has been identified and a small area has been tested with the preferred cleaning technique to show this is not harmful to historic fabric. A written statement should be submitted to the Local Planning Authority fully describing the methods, techniques and products to be used in cleaning the timbers.

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).

LB03 Windows

Regulatory Condition: The new replacement windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames. If double glazing is fitted this should be no thicker than 16mm. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

LB16 Flues, Vents, and Plumbing

Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork, electrical conduit or the like, shall be cut or chased into historic fabric or 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).

LB17 Grilles and Fixtures

Regulatory Condition: No new grilles, security alarms, lighting, cameras or other like items 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).

LB18 Partitions

Regulatory Condition: All new partitions shall be scribed around historic structural timber and joinery.

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	23.07.25