HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	75 High Street, Steyning
DESCRIPTION:	
REFERENCE:	DC/24/1334
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alterations and repairs will not harm the special interest of the listed building.	
MAIN COMMENTS: Dear Josh, No.75 is an handsome eighteenth century dwelling illustrating the traditional use of flint as a building material. I appreciate the building may not be as dry as might be expected in the twenty first century. However, I am confident much of the moisture seen in the fabric is the result of overdue repairs, particularly to the roof and chimney stacks, as well as the lack of surface water gullies at the rear and side of the dwelling. The proposed fitment of moisture barriers to the ground floor and first floor walls is acceptable in this case in order to protect future surface decoration. I am satisfied this will not result in harm to the historic fabric as long as the surface water is better managed and directed away from the exterior walls. The proposed removal of modern internal partitions is acceptable and will result in an increased ability to understand the historic spatial arrangement. The replacement of the two windows on the northwest gable is also acceptable. I have suggested some conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

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).

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	28.10.24