

From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 04 March 2026 16:38:20 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: FW: Elevations
Attachments: Adobe Scan 20 Feb 2026.pdf

Dear Dan,

I appreciate the effort to redesign the building to better relate to the listed house. This has gone some way to dealing with our previous concerns. However, I am reluctant to agree the revised drawings and relying on conditions to confirm the details. I think we should require more detailed drawings that illustrate a comprehensive understanding of the context of the site and what might be expected in this location. I am mindful that we have little indication of external structures such as fencing, privacy screens, lighting, car parking arrangement (there seems to be far too few spaces for the number of units), landscape surface treatment and planting.

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 24 February 2026 10:30
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Subject: FW: Elevations

Hi Sean,

Just to send on the applicant's response to your comments. Are you in the Office today or Thursday as it might be good to discuss.

His plans re very limited, and there are other matters that he has failed to address (trees, ancient woodland, ecology. BNG etc). However I wonder if more detailed plans were to be submitted would your assessment change in any way, or would the degree

of harm remain? I would steer towards a re-submission given the level of detail lacking in the submission but it might be helpful to get your view.

Thanks.

Daniel Holmes

Senior Planning Officer

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From: Nick Sutton <nick@suttonmanagement.co.uk>

Sent: 20 February 2026 19:02

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: Elevations

Hi Daniel

I have read the conservation officers comments which have only just been posted in readable format today. Yesterday they would not open still.

First I disagree completely that this proposed building is read in conjunction with Lock House. It is physically remote - 230m from Lock House. It sits to the North East of Lock house where there are no windows in Lock House looking towards the property and no views of Lock House from the proposed development as you saw because of the mature planting/ trees. These were exactly the views of the previous conservation officer when approving the stable block.

It should be noted that since then to the East of Lock House over which there are views and 230m away is the large consented barn.

I do take the point in terms of improving the design. The details of which in terms of brick detail, gutters, roof materials, windows can all be listed building conditions to approve before development commences. I have looked at the attached image of a coach house called the Clock House used as a holiday let at Wilderness Reserve. I think elevating our proposed building in this manner but coupled with taking design leads from Lock House in terms of the red imperial sized bricks with the castellated columns that exist on the ballroom, will create a building that sits better. Also It is important that this proposed building does appear as a converted original stable block and not a dwelling and I have kept the whole principle that the only visible opening from the drive is the glazed central "carriageway" that would have led into the stable block around the courtyard behind. Without external windows the whole impact of the building at night is considerably reduced.

Kind regards

Nick



From: Nick Sutton <nick@imperialpropertyco.com>

Sent: 20 February 2026 18:49

To: Nick Sutton <nick@suttonmanagement.co.uk>

Subject:

Sent from my iPhone