

From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 28 May 2026 13:53:42 UTC+01:00
To: "Richard Lee" <richard@plandk.com>; "Shazia Penne" <Shazia.Penne@horsham.gov.uk>; "Planning" <planning@horsham.gov.uk>
Subject: FW: The Boathouse, Palmers Barn. DC/26/0382
Attachments: Planning Statement - The Boathouse.pdf

Thanks Richard.

Please feel free to determine the application positively Shazia.

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

Telephone: [01403 215276](tel:01403215276)

Email: Sean.Rix@horsham.gov.uk



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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Richard Lee <richard@plandk.com>
Sent: 28 May 2026 12:50
To: Sean.Rix <Sean.Rix@horsham.gov.uk>; Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: Re: The Boathouse, Palmers Barn. DC/26/0382

Hi Sean & Shazia,

Please find attached a planning statement as requested.

Many thanks,
Richard Lee

dkplanning & design
Tel: 01403 241466

Mobile: 07769 952066
Mail: richard@plandk.com

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On Wed, 27 May 2026 at 14:19, Sean.Rix <Sean.Rix@horsham.gov.uk> wrote:

Thanks Richard. Please include these photographs with a brief statement to confirm there will be no loss of significant historic fabric. This can then be included in the planning permission application.

Regards,
Seán

Seán Rix

Senior Conservation Officer
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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Richard Lee <richard@plandk.com>
Sent: 26 May 2026 16:35
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Subject: Re: The Boathouse, Palmers Barn. DC/26/0382

Hi Sean,

I've put the photos on a PDF, which should hopefully now open. If you need any more photos, please let me know.

Many thanks,
Richard Lee

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On Tue, 26 May 2026 at 16:06, Sean.Rix <Sean.Rix@horsham.gov.uk> wrote:

Dear Richard,

The Historic England advice note is not exhaustive and each situation must be assessed on its own particular circumstance. The advice note explicitly states that the examples given are hypothetical. The purpose of the note is to assist in assessment and is not intended as a comprehensive guide to what buildings should be considered as forming part of the listing and those that should not. I agree that the assessment is subjective. I appreciate this is not a welcome additional part of the planning process. I am not averse to the proposal but would like further information before passing comment to Shazia Penne, the planning officer. Unfortunately your photograph would not open. Could you send it again in a different format please?

Regards,
Seán

Seán Rix

Senior Conservation Officer
Specialists Team - Strategic Planning

Telephone: 01403 215276

Email: Sean.Rix@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Richard Lee <richard@plandk.com>
Sent: 26 May 2026 11:53
To: Sean.Rix <Sean.Rix@horsham.gov.uk>
Cc: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: The Boathouse, Palmers Barn. DC/26/0382

Hi Sean,

Thank you for your email. However, I would not agree that the application building known, as 'The Boathouse', forms part of the curtilage of the Listed Building of Palmers Farm. I have attached Historic England Advice Note 10: Listed Buildings and Curtilage, with section 2 being of relevance. Within the examples shown, there is no exact match for the relative positions of 'The Boathouse' and the Listed Building of 'Palmers Farm'. However, when determining if a building is within the curtilage of a Listed Building, the document places a clear emphasis on the physical separation between the two.

'The Boathouse' and the Listed Building of 'Palmers Farm' have distinct separate curtilages. The boundary between the two is further emphasized by the presence of mature tree screening and each property is served by separate access drives. There is no physical or visual relationship between the two properties.

Furthermore, the application site has been subject to several planning applications dating back to 1985 and none of these applications were accompanied by Listed Building applications. Investigations suggest that the original planning approval to convert the barn to residential use ref: BL/85/84 had no accompanying Listed Building consent and planning officers made no reference to any Listed Building curtilage. It would therefore be appropriate to conclude that the decision maker at the time appears to have taken the view that the barn was not a curtilage building requiring Listed Building consent

Given, the above I would conclude that, for planning purposes, the application building is not within the curtilage of the Listed Building of Palmers Farm.

Addressing your second point as to whether historic fabric is being removed, my analysis of 'The Boathouse' indicates that the link section was rebuilt as part of the original conversion scheme. Exposing the fabric has revealed a modern steel frame. I have attached photographs of the steel frame and also the existing floor plan from the 1985 application.

Many thanks,
Richard Lee

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