HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Tanners Farm, Lordings Road, Adversane
DESCRIPTION:	
REFERENCE:	DC/25/0420 & DC/25/0421
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 Jacques, Following the revisions to the scheme I am satisfied the alterations and extensions will not harm the special interest of the listed building. The opportunity to understand and appreciate the special interest of the historic farmhouse will not be diminsished following the work. I have suggested a comprehensive list of conditions below to ensure a successful project. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Before any work begins on site, 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 all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

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:

Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters
- section through tile hanging and external walls at junction with historic roof showing the affect of added wall thickness following fitment of insulation.

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric. This is particularly relevant to second floor bathroom.

c) Specification, including sketches where appropriate, of works to roof timbers including extent of work, methods to be used, and the type of any replacement timber in relation to creation of dormer windows. No rafters, purlins or other structural timber to be cut or otherwise altered in order to create dormers.

d) Samples or specifications of external materials and surface finishes.

e) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

f) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to internal & external wall insulation.

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).

LB16 Flues, Vents, and Plumbing

Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, 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).

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	02.06.24