



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	5 School Hill, Warnham
DESCRIPTION:	Replacement of roof covering on rear extension and installation of in-roof solar panels
REFERENCE:	DC/26/0189
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: See below	
MAIN COMMENTS: 5 School Hill sits within the Warnham Conservation Area, helping to frame the village green. It is a positive contributor to the character of the conservation area. It is noted that the proposed works would be to a modern extension to the rear, replacing the existing roofing material. Whilst the use of Horsham stone would ideally be used as a natural, local material, it is understood that the stone has increasingly been difficult to source, and the existing material is already a stone substitute. Therefore no objection would be raised particularly as the replacement material would be constructed with diminishing courses. In terms of the solar panels, the setting in of the panels would reduce the wider visual impact of the panels. The panels would also be in a less conspicuous position to the rear, and therefore it would be considered that they would have neutral impact on the conservation area, which should be balanced against the benefit of energy efficiency. It would be suggested however that a cross section is submitted showing the construction details for the panels and how they would be weather proofed into the roofing material, including the extent of any flashing etc.	
ANY RECOMMENDED CONDITIONS: 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: i) the solar panels. These drawings must show:	

- cross section of the panels at the junction between the panels and the roofing material
- construction details showing the method of fixing of the panels into the roof structure, including the extent of any flashing and weathering details.

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).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	12.03.2026