



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Random Hall Hotel, Stane Street, Slinfold
DESCRIPTION:	
REFERENCE:	DC/26/0517 & DC/26/0518
RECOMMENDATION:	Advice / No-Objection / Objection / More-Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The principle of conversion is agreeable.	

MAIN COMMENTS:

Dear Hannah,

Following the pre-app. meeting I remain satisfied the principle of change of use is acceptable in heritage terms. The original use of the building was as a private residence. And the existing hotel use is not instrumental in revealing its special interest. Although the hotel use has led to significant alteration and extension, the historic portion of the building remains recognisable. The proposed return to private residential use will not result in harm. The level of detail of physical alteration to achieve the conversion, provided with this application is low. I have suggested conditions below to ensure the separation and compartmentalisation of spaces to meet building regulations and fire safety requirements will not result in unintended harm.

An informed landscape design of the shared spaces and private spaces is important to reinforce an understanding and appreciation of the special interest of the listed building and its setting. I have also suggested a condition to cover this.

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 1:20 showing new internal drainage routes within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.
- b) Drawings to a scale not smaller than 1:20 showing new staircase within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.
- c) 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.

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).

MD30 Hard Landscape design and boundary treatment

Pre-commencement Condition: Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	18.05.26