



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ivy Cottage, The Haven, Billingshurst
DESCRIPTION:	
REFERENCE:	DC/26/0686
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	

MAIN COMMENTS:

Dear Shazia,

Following a meeting with the architect and applicants I confirm the proposed extensions and alterations to Ivy Cottage are acceptable in heritage terms. The historically significant part of the property will remain recognisable and will not have to compete with the new additions for primacy. I am reluctant to agree the box dormers and am uncomfortable with their visual impact. However, I am satisfied these will not be intervisible with the historically significant part of the dwelling and I appreciate the challenge of creating usable floor space in the existing rear portion at first floor level. The proposal to clad these in vertical boarding will give them some visual interest and prevent them looking like a suburban roof extension.

The proposal to place a bathroom on the first floor of the historic cottage is agreeable in principle as long as the pipework can be routed internally without impact to significant historic fabric. I am also content the existing windows are not historically significant and can be replaced with thin section double glazed units. I have suggested conditions to ensure a successful build.

Regards,

Seán

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:

Roof details including sections through:

- flat roof perimeters;
- junction between dormer cheeks and pitched roof verge.

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes for new bathroom in historically significant cottage, noting all necessary cutting, chasing and other alteration to historic fabric.

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:	Seán Rix
DEPARTMENT:	Conservation
DATE:	22.05.26