HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Owl Cottage, Blackgate Lane, Henfield
DESCRIPTION:	
REFERENCE:	DC/24/1717
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alterations and extensions will not harm the character of the conservation area.	
MAIN COMMENTS: Dear Marie, The existing bungalow is a good example of interwar domestic architecture. The dwelling is well proportioned and has some attractive detailing. I do think it has a neutral rather than negative impact within the conservation area. The proposed alterations and extensions will not fundamentally change how the property is perceived. The roof additions will be visible from public viewpoints but will not lead to harm to the character of the conservation area. I have suggested conditions below. 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:

- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters
- parapets
- flat roof and pitched roof dormers including cheeks

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

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).

LB03 Windows

Regulatory Condition: The new windows fitted in the extensions hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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:	23.12.24