HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Barn House Barrow Hill Henfield
DESCRIPTION:	Erection of a two-storey residential dwelling, gym/games outbuilding, and associated landscape works.
REFERENCE:	DC/25/0546
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The application site is located within the Henfield Conservation Area, set behind the locally listed building of Barn House. Barn House was originally an agricultural building which was converted to residential use in the late 1970's.

The application seeks to construct a dwelling to the rear of Barn House, and a gym/games outbuilding. As noted in the Design and Access Statement incorporating the Heritage Statement "the character of Nep Town is largely defined by its semirural setting, created by areas of dense vegetation interspersed with a mix of timber-framed and later 19th- and 20th-century buildings."

The existing building on the site was formally part of a wider agricultural holding and an appreciation of its agricultural past is reflected in the adjoining open space of Rothery Field. The footpath to the side of the site and the views from the field reinforce the sense of moving from the built up frontage of Nep Town Road towards the countryside beyond. The rear garden area of Barn House narrows to the south where the proposed building would be located. It would be considered that the introduction of a property of the size proposed would reduce the understanding of the former barn within its setting, lessening the transition between Nep Town Road and the countryside beyond the conservation area boundary.

The design of the building would have a hard industrial form, which would appear incongruous in this location due to the context within which it would sit. The building would be understood within the surroundings of the conservation area, and Barn House which is constructed using traditional materials, and building forms that reinforce its character. It is understood that the existing boundaries of the site would to some extent enclose the building from public view however this is reliant on the timber fence and hedges being retained to a certain height. Development should also be of a quality that is not reliant on enclosing boundary treatments, as this can too often be repeated to the detriment of the area as a whole. It would therefore be considered that the proposed

development would not preserve or enhance the character and appearance of the conservation area, resulting in less than substantial harm to the significance of the conservation area, at the lower end of the scale.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	21.05.2025