From: Sean.Rix <Sean.Rix@horsham.gov.uk>
Sent: 23 October 2026 15:06
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>; Planning <planning@horsham.gov.uk>
Subject: DC/26/1229 4 Castle Rise, West Chiltington

Dear Halima,

Please accept the revised drawings. I am now satisfied the proposal is acceptable and will not harm the special interest of the listed building. The building has been extended in the past. This brick built structure is a conspicuous addition but adds to the special interest of the listed building and suggests its former life as a public house. The proposed extension follows the architectural rhythm of the nineteenth century addition and adds a third gable facing the garden. The flat roof between the existing and proposed is required to adequately deal with the junction where a low single storey range meets the principal stone elevation. I am satisfied the internal alterations and fitment of metal framed roof lights are acceptable. I am also satisfied the proposed car barn extension and porch are acceptable. I have suggested conditions below. They needn't be added to the planning permission.

Regards,
Seán

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) new and replacement windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters including detail with existing gable and principal extension.

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).

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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect 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).

Seán Rix
Senior Conservation Officer
Specialists Team - Strategic Planning

Telephone: [redacted]
Email: Sean.Rix@horsham.gov.uk

Horsham District Council



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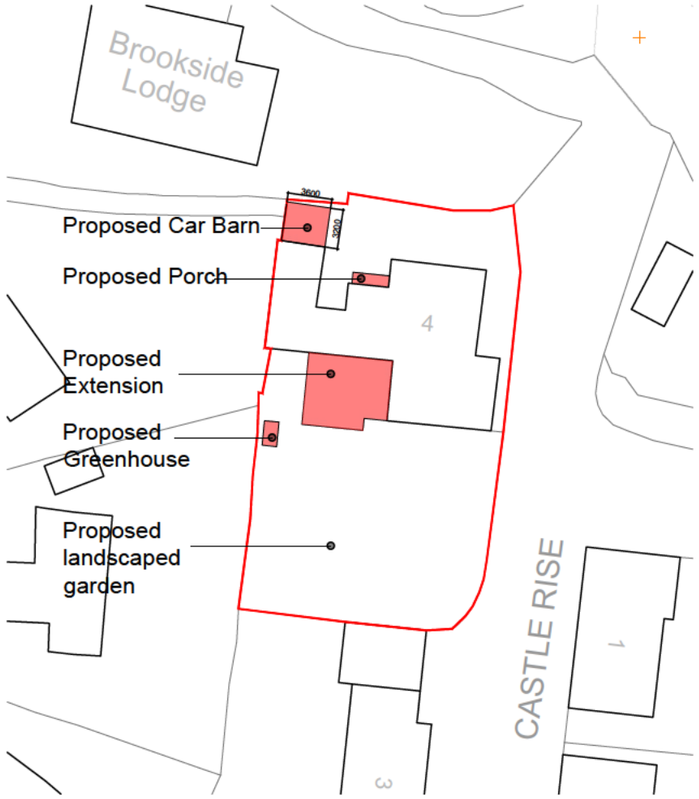
SITE LOCATION PLAN

0 20 40 60 80 100

1:1250

N



BLOCK PLAN

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

1:500

NOTES

DO NOT SCALE OFF THIS DRAWING, EXCEPT FOR PLANNING PURPOSES
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
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REV	DATE	BY	AMENDMENT
A	16.10.26	GW	Extension footprint amended

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868629
info@folkesarchitects.co.uk

CLIENT
Mr S Garner

JOB TITLE
4 Castle Rise
West Chiltington
West Sussex
RH20 2GT

DRAWING TITLE
Proposed Site Location and Block Plans

DRAWING STATUS
Planning
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
July 2026	shown@A3	GW	MF

JOB NO.	DRAWING NO.	REVISION
25049	2.01	A

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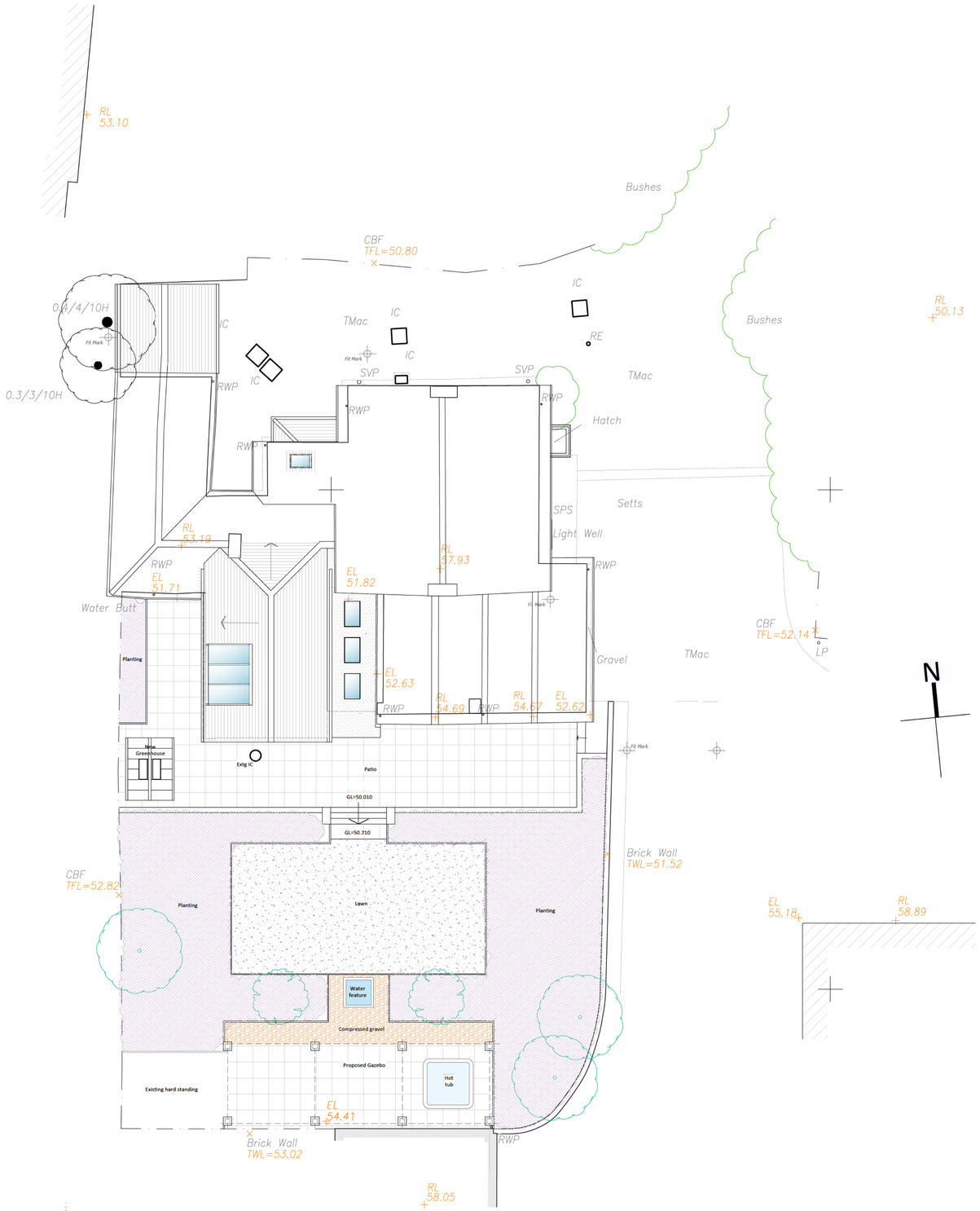

PROPOSED SITE LAYOUT PLAN

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100

REV	DATE	BY	AMENDMENT
B	16.10.26	GW	Landscaping layout amended
A	24.09.26	GW	Steps added,pergola revised to gazebo and footprint amended, water feature amended

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t: 01903 868629
info@folkesarchitects.co.uk

CLIENT
Mr S Garner

JOB TITLE
4 Castle Rise
West Chiltington
West Sussex
RH20 2GT

DRAWING TITLE
Proposed Site Layout

PROJECT STAGE
Planning

DRAWING STATUS
Planning
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July 2026	1:100@A1	GW	MF

JOB NO.	DRAWING NO.	REVISION
25049	2.02	B

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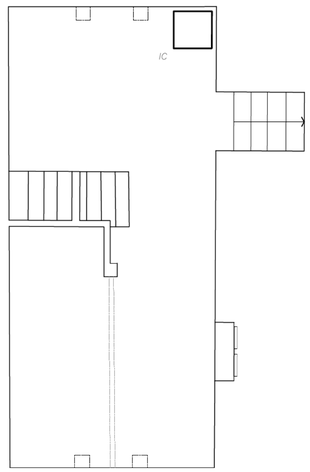
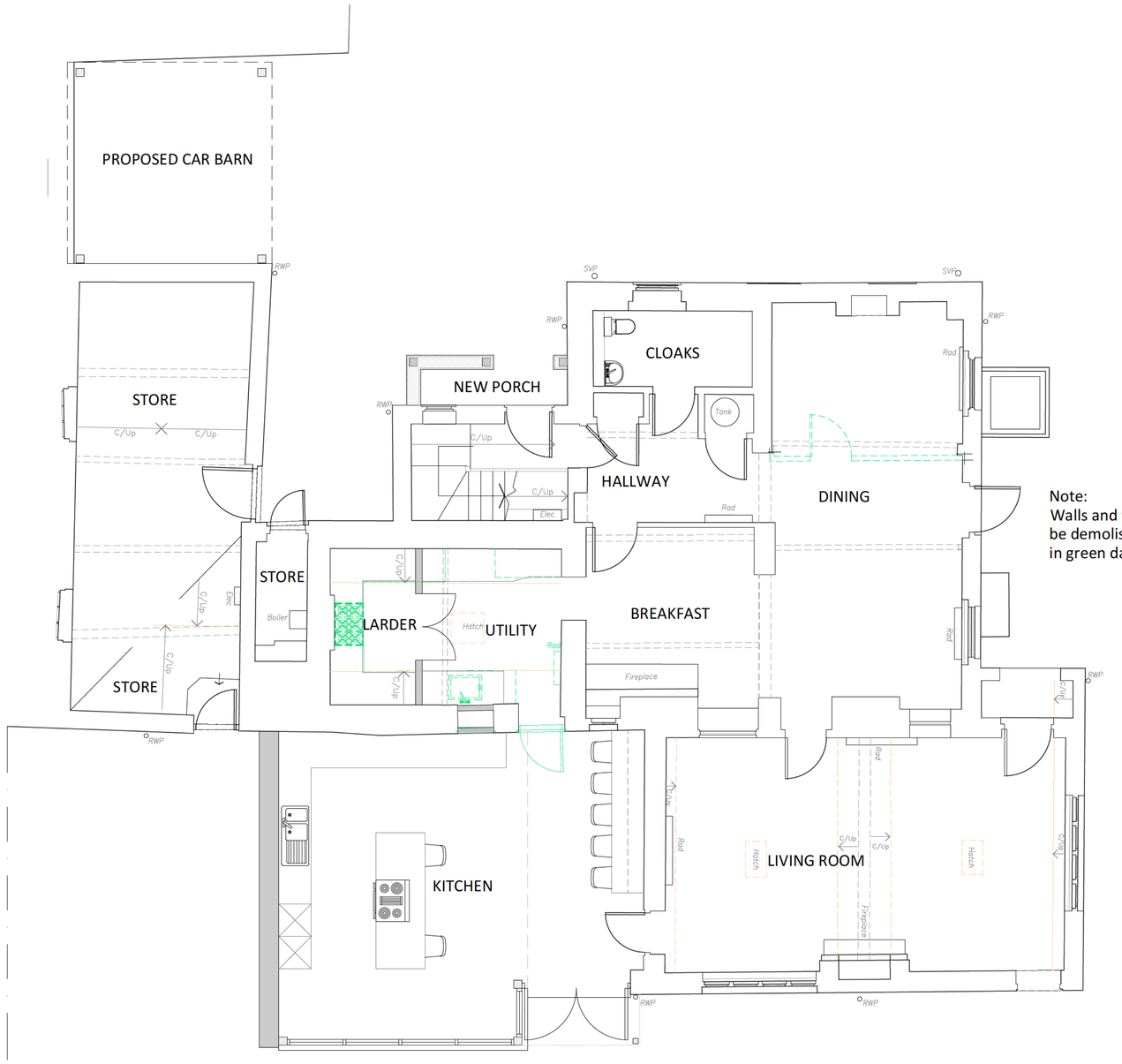


PROPOSED BASEMENT PLAN

NO WORK TO THIS FLOOR

1 0 1 2 3 4 5

Scale Bar 1:50



Note:
Walls and fixtures to be demolished shown in green dashed line

PROPOSED GROUND FLOOR PLAN

1 0 1 2 3 4 5

Scale Bar 1:50

N

REV	DATE	BY	AMENDMENT
A	16.10.26	GW	Extension footprint amended

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868829
info@folkesarchitects.co.uk

CLIENT
Mr S Garner

JOB TITLE
4 Castle Rise
West Chiltington
West Sussex
RH20 2GT

DRAWING TITLE
Proposed Basement and Ground Floor Plans

PROJECT STAGE
Planning

DRAWING STATUS
Planning
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July 2026	1:50@A1	GW	MF

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PROPOSED ROOF PLAN

1 0 1 2 3 4 5

Scale Bar 1:50

N

REV	DATE	BY	AMENDMENT
A	16.10.26	GW	Extension footprint amended

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868829
info@folkesarchitects.co.uk

CLIENT
Mr S Garner

JOB TITLE
4 Castle Rise
West Chiltington
West Sussex
RH20 2GT

DRAWING TITLE
Proposed Roof Plan

PROJECT STAGE
Planning

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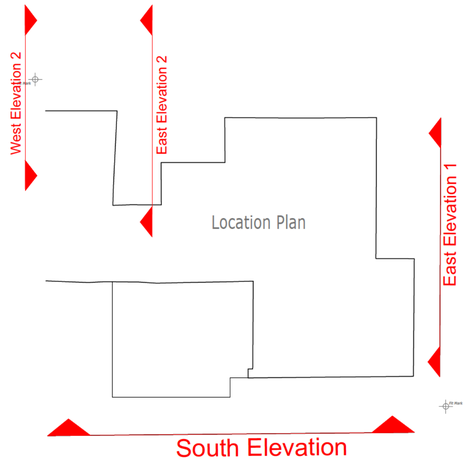
PROPOSED SOUTH ELEVATION

1 0 1 2 3 4 5

Scale Bar 1:50



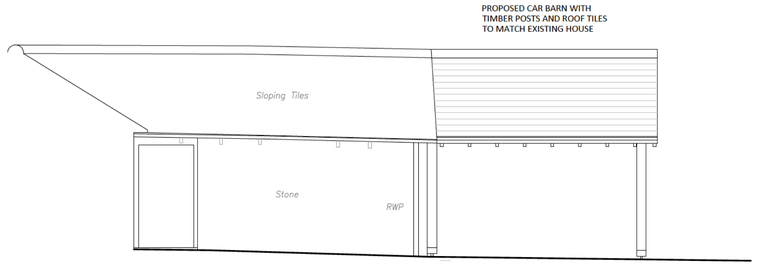
Elevation Key Plan - NTS



PROPOSED EAST ELEVATION 1

1 0 1 2 3 4 5

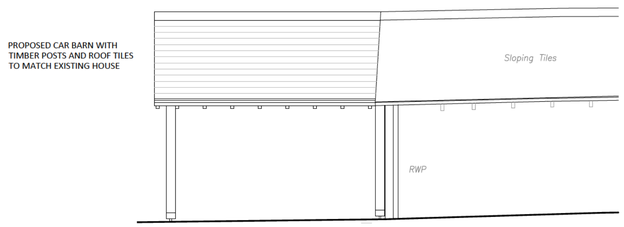
Scale Bar 1:50



PROPOSED EAST ELEVATION 2

1 0 1 2 3 4 5

Scale Bar 1:50



PROPOSED WEST ELEVATION 2

5 4 3 2 1 0 1

Scale Bar 1:50

N

REV	DATE	BY	AMENDMENT
B	16.10.26	GW	South elevation amended
A	14.09.26	GW	Car barn rear elevation added

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868829
info@folkesarchitects.co.uk

CLIENT
Mr S Garner

JOB TITLE
4 Castle Rise
West Chiltington
West Sussex
RH20 2GT

DRAWING TITLE
Proposed Elevations - Sheet 1

PROJECT STAGE
Planning

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