



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Shuckers Farmhouse, Copsale Road, Maplehurst
DESCRIPTION:	
REFERENCE:	DC/26/0480 & DC/26/0479
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal is acceptable in principle but the details will require some revision.	

MAIN COMMENTS:

Dear Halima,

The property is the historic farmhouse of Shuckers Farm. The historic farm buildings are now converted to residential use and in separate ownership. The farmhouse retains an ancillary building to the north west. The house has been extended and altered in the recent past but retains much of its historic fabric and the historic core remains the principal element.

The proposal to extend the house is acceptable in principle. The extension will be attached to the later rear wings of the house. This later addition is not historically significant and no historic fabric will be disturbed. The design approach seeks to make it clear that this is a modern addition. I am not always convinced by the use of a large area of flat roof but in this case it will be set back from the principal elevation and will appear a subservient addition. I am satisfied it will not draw undue attention if detailed to have a sleek appearance. I am comfortable with the design as long as the roof eaves line is minimised in perceived thickness and is as inconspicuous as possible. Raising the eaves level of the outbuilding whilst retaining the wall plates and roof structure in entirety is acceptable. This will allow the flat roof to sit beneath the thatched eaves and allow for an unbroken eaves. I imagine it need only be lifted by eighteen inches or so and this will not have a harmful impact on its character. I am satisfied the brick walls can be demolished and replaced with modern construction behind a traditional weather boarding. This will reinforce the ancillary agricultural character of this building.

The proposal for a traditionally designed outbuilding to be used as a garage and storage and a pool house is acceptable in principle. Following pre-app. discussion these have been consolidated under a shared roof. However, the building has been designed with a shallow pitched roof to cover the footprint. This is reminiscent of suburban ancillary buildings and I would like to see a roof design that better reflects a traditional vernacular form. I have spoken with the architects and asked for revised elevations.

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:

Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:

- flat roof perimeters

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).

LB02 Roof Detailing/Junctions

Regulatory Condition: The new clay roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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.

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:	31.03.26