



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Barrow Hill Farm, Barrow Hill, Henfield
DESCRIPTION:	
REFERENCE:	DC/25/1932
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alterations are acceptable in principle.	

MAIN COMMENTS:

Dear Halima,

The application is supported by a comprehensive archaeological building survey and an impact statement. These documents describe the complexity of the surviving historic fabric and its significance. Following pre-app. discussions the majority of the alterations will not directly affect the most significant parts of the building. The proposed en-suite adjacent to the chimney breast on the first floor will require careful design to avoid damaging or destroying significant fabric when routing pipework and fitting the hardware. I have asked for detail drawings by way of condition showing the route of pipework and the fitment of the sanitary ware and shower cubicle. I have also asked for internal elevation and section drawings of the curved wall and door in relation to existing historic timbers.

The extension has been designed to clearly advertise its twenty first century construction. I am satisfied it is a proportionate and well-balanced addition to the rear of the listed building. I am mindful of the three roof lights to be fitted in the west facing roof slope of the oldest surviving part of the building. These rooflights should respect the historic rafters and any other significant timbers. I have suggested a condition to ensure no timbers are removed or altered. The alteration to the fenestration elsewhere in the property is also acceptable.

I have included a condition requiring removal of the unauthorised spray foam insulation. This might be questioned but is an important requirement as this material has been shown to trap moisture against historic timbers leading to decay.

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:

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

i) new and replacement windows and external doors.

These drawings must show:

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

ii) Roof details including sections through:

- roof ridge including fixed glazing.
- valleys
- eaves
- verges
- lead flat roof perimeters

iii) Internal elevation and section drawings showing wall and ceiling junctions between new ensuite and existing chimney breast, walls and ceiling including positions of exposed timber frame.

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

- c) Specification of new brickwork, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.
- d) Samples or specifications of external materials and surface finishes.
- e) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
- f) Specification and/or drawings fully describing method of removal of unauthorised foam insulation including method to protect surviving wattle and daub panels and smoke blackening of timbers.

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.

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).

LB16 Flues, Vents, and Plumbing

Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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:	15.01.26