HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Backsettown Barn, Furners Lane, Henfield
DESCRIPTION:	
REFERENCE:	DC/24/1154
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed development will harm the special interest of the listed building through inappropriate alteration and extension of the curtilage listed barn.	

MAIN COMMENTS:

Dear Jacques,

Backsettown Farm is illustrated on the 1st ed. O.S. County series map of 1875. It appears that the listed house and the historic farm buildings formed a dispersed farm complex. Backsettown Barn also appears on this late nineteenth century map as a principal farm building and can be considered a non-designated heritage asset as described in the N.P.P.F. It has been considered a curtilage listed building in the past as l.b.c. applications were submitted and determined for its conversion to residential use in 1995 and 1996. It remains clearly recognisable as an historic farm building and despite the separation in ownership remains intervisible with Backsettown House, the principal building. This application is for planning permission. An application for listed building consent should also be submitted as the building has been considered a curtilage listed structure since at least the time of its conversion to a dwelling.

The current proposal for extension will increase the domestic appearance of the converted barn and dilute its historic significance. This will result in harm to the special interest of the listed building as the principal building in the group of residences, including Backsettown Barn and Backsettown Farmstead, due to the decreased opportunity to understand and appreciate the historic context and hierarchical relationship. I am confident some extension may be possible without harm to the listed building and am happy to speak with the owners and their agent. However, the current proposal is too large and positioned in a way to increase the domestic appearance of the curtilage listed historic barn leading to less than substantial harm, in the middle of the scale, to the principal listed building.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	10.09.24