



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bottings Farm, London Road, Henfield
DESCRIPTION:	
REFERENCE:	DC/26/1396
RECOMMENDATION:	Advice / No Objection / ~~Objection~~ / ~~More Information~~ / ~~Modification~~ / ~~Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed alterations are acceptable and will not harm the special interest of the listed building.	

MAIN COMMENTS:

Dear Halima,

The application is supported by a comprehensive heritage statement. This document describes the complexity of the surviving historic fabric and its significance. It is clear that more recent work in the twentieth century has harmed or concealed historic fabric.

I am satisfied the majority of the alterations will not harm the most significant parts of the building. The removal of the ground floor partition will restore the proportions of this principal room. The proposed en-suite 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 to connect with existing pipe runs. I have also asked for internal elevation and section drawings of the wall and door in relation to existing historic timbers.

I am mindful of the three roof lights and the additional dormer to be fitted in the west facing roof slope of the oldest surviving part of the building. I appreciate the desire for additional natural light and ventilation. These 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. The existing windows are relatively modern replacements and are harmful in some cases.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Before any work begins and before any subsequent later phases continue 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,
- valleys,
- hips,
- eaves,
- verges where these will be increased in height by fitting insulation or otherwise.

iii) Dormer details including sections through:

- roof ridge,
- valleys,
- cheeks,
- eaves,
- verges showing any strengthening or other alteration to the existing principal roof structure.

iv) 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.

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. No existing roof timbers will be cut or other wise altered without written permission from the conservation officer.

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:	05.10.26