HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Batts 15 Batts Drive Henfield
DESCRIPTION:	
REFERENCE:	DC/24/1397 & 1398
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION:	

MAIN COMMENTS:

Dear Marie,

The extension will be inconspicuous at the rear of the dwelling and built on to a part of the building that is less historically significant than the timber framed core and the polite, nineteenth century portion. The small set back in elevation where it will connect to the existing house will help it appear as a garden building rather than an extension. This approach to emphasise its use as a transition between the inside and outside is key to a successful relationship between new and old. Ordinarily I am reluctant to agree a flat roof extension in this context as it can so easily end up looking like a utilitarian suburban addition. The important consideration will be the detailing to raise the architectural quality of the structure and give it its own character as an addition in transition between the interior of the house and the garden. This is particularly important in relation to the flat roof eaves detail. I have included conditions below to ensure this. The internal alterations on the ground floor are also acceptable and will not harm the special interest of the listed building.

The architect has included section drawings of the replacement windows. These show a storm proof casement sitting proud of the frame. In this case I would like to see a flush fitting casement to better reflect nineteenth century casement windows. Please ask that they withdraw or alter this drawing; 6069(52)010 A.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

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 perimeter.

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	04.10.24