HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Peppersgate Farmhouse, Brighton Road, Lower Beeding
DESCRIPTION:	
REFERENCE:	DC/25/0959
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will not result in harm to the special interest of the listed building.	
MAIN COMMENTS: Dear Sam, Peppersgate Farm has been altered and extended over the years but remains recognisable as a, probable, sixteenth century farmhouse. The existing extensions on the east elevation appear to be early twentieth century in date and some of the brick infill panels suggest a renovation in the interwar period or mid twentieth century. The proposed extension will be attached to a rebuilt east external wall so will not damage or otherwise interfere with significant historic fabric. The revised roof design has removed a large proportion of the flat roof area. The remaining area of flat roof will not draw undue attention and dilute the character of this vernacular building. I am satisfied the extension will be a proportionate and visually appropriate addition and will not prevent an understanding or appreciation of the special interest of the listed building. I am also satisfied the proposal will not harm the character of the conservation area. I have suggested conditions below. 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:

Roof details including sections through:

- roof ridge
- eaves
- verges
- flat roof perimeters including junction with existing east elevation.

b) Samples or specifications of external materials and surface finishes.

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	25.07.25