HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hope Farm, The Haven Billingshurst
DESCRIPTION:	
REFERENCE:	DC/25/0145 & DC/25/0146
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will not harm the special interest of the listed building or its setting.	

MAIN COMMENTS:

Dear Shazia,

Following pre-app. discussions and further conversations relating to DC/22/2378 I remain confident the current proposals are presented with a full understanding of the special interest of the listed building and its setting. The comprehensive heritage statement describes the significance of the listed building and how this has been diluted over time. I am satisfied the 1970s extension has limited an ability to understand and appreciate the scale and proportions of the early farmhouse. This extension is harmful and the proposal to remove it will result in a conservation benefit. The current farmhouse appears as a sprawling building more reminiscent of a row of dwellings than a principal dwelling. The restitution of the farmhouse to a form more closely resembling an earlier iteration will help to better reveal its historic interest. The other alterations to the west and east elevations are also acceptable.

The proposed gatehouse will be a conspicuous addition at the entrance to the historic farmstead. However, I am satisfied the farm is large enough to accommodate an additional detached dwelling without it competing with the historic farmhouse. The design is inspired by an Arts & Crafts style and one that is associated with the increased interest in land ownership by wealthy urban families looking for a country retreat in the late nineteenth and early twentieth centuries.

I have suggested conditions below for the LBC and PP applications.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

For DC/25/0146 LBC only

LB08 Method Statement

Pre-Commencement Condition: No development shall commence until a method statement for the protection of historic and architectural features during demolition works has been submitted to and approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to protect the historic building from damage for the duration of the works hereby permitted.

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).

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

For DC/25/0145 PP only

LB07 Submission of Details

Pre-Commencement Condition: No relevant works in the construction of the new dwelling 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 windows, external doors, rooflights.

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

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- dormer including section through cheek

b) Specification of masonry, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) A sample panel of stonework, not less than 0.8 sq m, constructed on site. Before any further stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

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:	09.06.25