HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Long Platt, The Street, Nutbourne, Pulborough
DESCRIPTION:	
REFERENCE:	DC/25/0879
RECOMMENDATION:	~~Advice~~ / No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed work is acceptable in principle.	

MAIN COMMENTS:

Dear Shazia,

The property is clearly in need of repair to the roof and the windows. The roof has been replaced in the later twentieth century with concrete tiles. The owner would like to replace these with handmade clay tiles which will enhance the special interest of the listed building. There is also scope for increased thermal insulation and I have suggested a condition below to understand how this will be achieved include details of this where it will affect the height of the roof. Junction details at the ridge eaves and verges should be included if insulation is to be laid over the top of the rafters.

The roof dormers also require repairing but possibly rebuilding. The application should also include details of any alteration to their appearance if rebuilding them is the only viable solution. Section drawings showing the junctions between the eaves, verges, cheeks and window opening should be provided with an anticipation the proportions are reflective of traditional roof dormers.

The windows in the property are a mixture of late nineteenth century timber casements, Crittal metal frames and plastic. The principal of replacing the windows with hardwood frames and thin section double glazing is acceptable in principle and will not harm the special interest of the listed building in this case. The submitted details and sections drawings are acceptable.

I am content listed building consent can be granted.

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 and the main contractor 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 only if the roof dormers will require removal and rebuilding. 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:

Dormer details including sections through:

- roof ridge
- valleys
- eaves
- verges

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).

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:

Specification and/or drawings fully describing method of incorporating thermal, describing the affect on the appearance and fabric of historic and architectural features if the result will be an increase in overall roof height.

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:	03.09.25