HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Glen Cottage, 120 Brighton Road, Horsham
DESCRIPTION:	
REFERENCE:	DC/24/1622 & DC/24/1623
RECOMMENDATION:	~~Advice / No Objection~~ ~~/ Objection / More Information~~ ~~/~~ Modification ~~/ Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed extension will not harm the special interest of the listed building.	
MAIN COMMENTS: Dear Marie, The accompanying heritage statement describes the significance of the listed building. It also describes the impact of relatively recent alterations and the existing garage in diluting the historic character of the property. The proposed replacement building to provide a ground floor bedroom better reflects a traditional single storey ancillary structure. The flat roof glazed link structure will not be so large as to appear as an incongruous physical link between the principal building and the ancillary accommodation. The attached car port is not an ideal addition designed with a almost flat mono-pitched roof. The proposal will be more successful if the car port is built with a roof that better integrates with the main roof. Due to the floor plan I suggest a double roof with central valley at right angles to the principle ridge. Please ask for a revised design before determining the application. In anticipation I suggest conditions below. Regards, Seán	

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new pitched roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

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 windows and external doors.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Flat roof details including sections through:

- eaves
- junction with eaves of pitched roofs

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	10.12.24