From: Nicola.Mason [redacted]
Sent: 26 June 2025 13:05
To: Meg.Bayliss [redacted]
Subject: RE: Application DC/25/0687

Hi Meg

Thank you for contacting the applicant about amending the scheme. From the information submitted I understand the justification for the proposed design, although a pitched roof is characteristic of the conservation area. The preference would be for a pitched roof, however, provided that the details are carefully considered the extension would not be an overly prominent addition, and would be considered to have a neutral impact on the conservation area, hence the lack of formal objection.

I would suggest the following condition, although I would be satisfied by a condition confirming that the materials for the extension and the windows would match the existing, with only the roof details and materials required:

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/and/or/replacement windows, external doors, roof lantern.
These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

iii) Roof details including sections through:
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

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).

Happy to discuss

Kind regards

Nicola

Nicola Mason
Conservation Officer
Specialists Team - Strategic Planning

[redacted]
[redacted]

Horsham District Council



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton