HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Jackrells Farm, Jackrells Lane, Southwater
DESCRIPTION:	Internal alterations and minor external alterations
REFERENCE:	DC/24/0401 and DC/24/0402
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Jackrells Farm is situated on the eastern side of Jackrells Lane in a rural location to the south of Southwater. The property is described within the National Heritage List for England as "C18 or earlier. Two storeys. Four windows. Red brick and grey headers. Brick modillion eaves cornice. Horsham slab roof. Small gable in centre of first floor. Casement windows."

The scheme looks to redesign the northern porch which would replace an element of the building which does not reflect the overall quality of the historic structure. It also includes changes to the fenestration on the rear elevation and alterations to the internal layout. The proposal also reconfigures the entrance to the southern elevation and the addition of rooflights. As discussed the proposed rooflights should be set within the spacing of any existing historic rafters. It would be considered that subject to the conditions outlined below the proposals would retain the buildings special interest.

At the pre app stage there was some reservation with regards to removing the infilled archway to access the new kitchen. Further investigation has since been undertaken and from the information submitted I would not raise an objection. The plans also propose the addition of a log burner, which in principle is acceptable subject to details of any works that would be required to the existing chimney and flue – for example the installation of a kent cowl. It would be suggested that where partitions are to be removed a small area is investigated to determine whether there are any hidden features which have historic interest or whether they are modern inserts.

At first floor the scheme indicates a new bathroom in bedroom 5, with the removal of the ceiling – again I would not raise an objection in principle subject to detailing of the new partitions, and the placement of drain and service runs. The same would be said of the redesigned master dressing area and bathroom.

With regards to the overpainting of the timbers I would not raise an objection subject to a condition to ensure that the work can be undertaken without causing harm.

ANY RECOMMENDED CONDITIONS:

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).

LB06 Site Meeting Before Works Commence on Timber Painting

Pre-Commencement Condition: Before any work begins on site for the painting of the timbers, 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:

i) new/and/or/replacement windows, external doors and light tunnel.

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

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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

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

e) Details of proposed changes to the chimney including the installation of a cowl.

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).

LB18 Partitions

Regulatory Condition: All new partitions shall be scribed around existing ornamental mouldings.

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).

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.

NAME:	
DEPARTMENT:	
DATE:	