HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	12 Causeway, Horsham
DESCRIPTION:	Erection of a single storey rear extension and internal alterations.
REFERENCE:	DC/25/0326 and 0327
RECOMMENDATION:	~~Advice~~ / No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Number 12 Causeway is an interesting property that forms an integral part of the most recognisable street in Horsham Town. The property has undergone a number of changes both internally and externally including the re-exposure of its timber frame following a period of coverage by hanging tile. The property has a single storey extension to the rear and has a courtyard garden which is flanked by the Morth Gardens twitten with a brick wall forming the boundary.

Number 11 Causeway is intrinsically linked to number 12, with number 12 forming a later addition. Number 11 has a rear wing which has windows which look towards the garden of number 12, and to the front the staircase window of number 12, appears externally as part of number 11.

The application has been submitted following a detailed pre-app and seeks to make a number of changes to the property, including a new front door, replacement rear window, internal alterations and a rear extension.

The floor level of the property at ground floor has differing levels. It is considered that the proposed rise in floor levels would retain the appreciation of the space, and from the information submitted to date would not appear to result in the loss of additional historic features such as skirting or decorative features.

In terms of the proposed addition to the kitchen extension I would have no objection in principle and the suggested condition would ensure that the detailing of the materials and brickbonds would retain the quality of the rear elevation and boundary wall which contribute to the buildings special interest.

The rear window to be replaced appears to a more modern addition and its replacement would not result in the loss of appreciable historic fabric.

As a whole it would be considered that the proposed extension and alterations subject to appropriate conditions would not result in harm to the significance of the listed building.

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 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, rooflights.

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, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Proposed staircase

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) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	01.05.2025