HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Gatewick Lodge, Broadford Bridge Road, West Chiltington
DESCRIPTION:	
REFERENCE:	DC/24/0192
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: No impact to neighbouring listed buildings.	

MAIN COMMENTS:

Dear William,

Gatewick Lodge is a late nineteenth century single storey dwelling probably associated with Gatewick Farm when this was a much larger farmstead. There is evidence that the farm complex was larger in the mid to late nineteenth century. The early edition O.S. County series maps show that in the early twentieth century the complex of buildings covered a significantly smaller area. The lodge may have been a prelude to a large country house that was never built. In any case, the lodge should be regarded as a non-designated heritage asset due to its subtle *cottage orné* design and its illustration of the socio-economic changes in rural areas following the crash of agricultural land prices in the early nineteenth century. With transport links to and from London improved in the mid nineteenth century there was an increase in country house construction on farm land that were barely subsisting. This lodge is reflective of polite architecture and contrasts with what might be expected of a farm that dates back to at least the late sixteenth century based on the age of the surviving farmhouse.

The proposed substantial extension of the cottage will prevent it being understood and appreciated as a historic building. However, it is of limited interest in its own right as we do not have a surviving country house to reinforce its purpose. If you are satisfied the principle is acceptable I am satisfied there are no heritage reasons for refusal. I have suggested conditions below.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing principal roof including exposed rafter feet and purlins, cut verges, 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).

LB03 Windows

Regulatory Condition: The new windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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).

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).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	22.02.24