HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	7 St Leonards Park House, St Leonards Park
DESCRIPTION:	Conversion of garage to form habitable living space. Infilling of the garage door, removal of internal walls and the replacement of 2 no. first floor casement windows to the east elevation
REFERENCE:	DC/24/1055 (LBC) and DC/24/1058 (HH)
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

St Leonards is a grade 2* listed building situated within St Leonards Forest. The main building itself and its curtilage buildings (which include the application building which were formally the stables) were converted into a number of residential units in the late 1990's, following use as an old persons home.

The application building contributes to the significance of the wider estate as an example of the importance of horses and their care, and the interaction of the "polite" and working areas of a country house. Through the conversion of the stables care was taken to capture the essence of the stable yard. The current application seeks to convert the existing garage door into a solid wall and window. The wall and window would be set back from the main wall slightly which would retain the shadow line of the openings. It is important that the frontage of the properties are not overly domesticated and that the equestrian character of the buildings is acknowledged and where possible enhanced. I would therefore suggest instead of a brick infill that thought is given to the use of timber boarding. No objection would be raised to the like for like replacement of the casement windows.

ANY RECOMMENDED CONDITIONS:

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

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).

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.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

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:	06.08.2024