From: Mike Gibson <mike.g@eldridgelondon.com>
Sent: 12 January 2026 09:11:46 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: URGENT - DC/25/1871, Town House Farm, Guildford Road, Clemsfold,
Attachments: PL002 A Site Block Plan - Proposed.pdf, PL101 A North Elevation - Proposed.pdf, PL102 A East Elevation - Proposed.pdf, PL104 A West Elevation - Proposed.pdf
Importance: High

Dear Halima,

Please find attached updated drawings showing the dormer set 200mm back from the facade and 200mm down from the ridge as discussed.

Drawings attached are:
PL002 A Site Block Plan - Proposed
PL101 A North Elevation - Proposed
PL102 A East Elevation - Proposed
PL104 A West Elevation - Proposed

I trust this now enables you to approve the application. Please let me know if anything further is required.

Regards,

Mike Gibson

eldridge **london**

Architects + Designers

17 Calico Row Plantation Wharf London SW11 3TW 0207 228 2824 07751 527710 www.eldridgelondon.com

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FINALIST – **ARCHITECT OF THE YEAR** – ONE-OFF HOUSES

On 9 Jan 2026, at 13:56, Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk> wrote:

URGENT

Dear Mike,

DC/25/1871,
Town House Farm, Guildford Road, Clemsfold,
Remodelling and extension of existing open sided barn to form new garage.

I refer to your email below and I duly note your comments.

Having discussed this application with a senior colleague, it is viewed that the dormer could probably be acceptable however, the structure would need to be amended to make it appear less dominant. Therefore, please kindly drop the height of the dormer below the ridge of the roof and set away from the eaves to better proportion it on the roofslope.

With regards to the proposed roof material, given the site context the chosen material would be considered acceptable.

I would be grateful if the revised plans could be provided by 12th January 2026.
Kind regards

Halima Chowdhury
Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

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

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From: Mike Gibson <mike.g@eldridgelondon.com>
Sent: 08 January 2026 11:33
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: URGENT - DC/25/1871, Town House Farm, Guildford Road, Clemsfold,
Importance: High

Dear Halima,

Thank you for your reply.

The dormer element is a simple rectilinear element in the central bay. It does not have opening windows or substantial framing. There are many precedents for taller central bays or dormer structures in agricultural buildings, such as hay lofts and cart porches on threshing barns. It is these that we are referencing, and not any domestic form or typology. Whilst there are no dormers on other outbuildings on the site it is not clear why this should be an issue, we are not replicating existing structures, but interpreting traditional rural forms in a contemporary idiom as a site specific response which we believe is inline with policy and best practice.

We do not believe there can be any realistic interpretation that these proposals ‘dominate the existing dwelling’. The structure is clearly smaller than surrounding structures, and substantially smaller than the main dwelling house. The new roof and dormer do not rise any higher than the existing ridge of the single storey open sided barn.

In terms of material use, again we appreciate a need to respect the context, and we believe that is precisely what we are doing. We do not believe this material choice would be out of keeping with the local rural character. Whilst a permitted development application might be required to match existing materials, I have not seen any any policy which requires new structures to match, only to be appropriate in their context. Metal roofs on ancillary

structures in the countryside have clear precedent and are familiar elements within this context. The use of a red toned material blends with the colour of the clay tiles without directly copying them, demonstrating that new fabric is clearly new and not a pastiche historic element, this is an approach which has always been supported on our projects previously in more onerous contexts with higher protected designations (Listed Buildings, Conservation Areas, AONBs and National Landscapes). There are agricultural buildings in the near vicinity which have similar toned metal roofs after years of patination. I would also cite the use of similar material at the Knepp Estate within the Horsham local authority where red standing seam roofing sits very comfortably alongside historic clay tiled roof structures:

<image013.png>

We would happily submit an addendum to our design and access statement which sets out these clear precedents if it is useful in your decision making, and would be willing to agree to an extension of the determination date if required for you to consider these fully.

If you wish to discuss any of these elements over the phone I am free all afternoon tomorrow (Friday 9th).

I look forward to hearing from you.

Regards,

Mike Gibson

Associate Director
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WINNER – **MANSER MEDAL**
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FINALIST – **ARCHITECT OF THE YEAR** – ONE-OFF HOUSES

On 7 Jan 2026, at 13:16, Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk> wrote:

URGENT
Dear Mike,
DC/25/1871,
Town House Farm, Guildford Road, Clemsfold,
Remodelling and extension of existing open sided barn to form new garage.

I refer to your email below and I duly note your comments.

The proposed dormer appears as a domestic feature which detracts from the character of the ancillary rural outbuilding. Having visited the application site there are no dormers positioned on the roof of the other outbuildings on site. Alternatively, it is recommended that the dormer is replaced with rooflights that are suitably positioned and are of an appropriate size which would be considered acceptable. The new garage should be re-designed as a utilitarian outbuilding.

Regarding the roof materials, I duly note your comments however, there are no examples of red patina standing seam metal roof present on site or within the immediate surrounding. Therefore, the use of such materials would be out of keeping with the rural characteristic of the site and the wider surroundings. The proposed roof material should be amended to a high standard of building materials that is appropriate to the locally distinctive characteristic of the surrounding area.

Whilst there are no listed buildings on site, the application site falls within the countryside. The relevant local plan policies require developments in the countryside to be of an appropriate design and have due regard to the countryside setting and not dominate the existing dwelling. The proposed development should complement locally distinctive characters and relate sympathetically with the surrounding area.

I hope the above information answers your query and I await to receive the amended plans by 12th January 2026.
Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

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From: Mike Gibson <mike.g@eldridgelondon.com>
Sent: 07 January 2026 09:12
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: URGENT - DC/25/1871, Town House Farm, Guildford Road, Clemsfold,
Importance: High

Dear Halima,

Thank you for getting in touch in relation to this application.

Can you please explain the reasoning behind the points you raise and your concerns? I'm surprised that either of these is particularly contentious.

The dormer height is no higher than the ridge of the existing roof, it adds a little articulation to the overall volume and provides more natural light and interest internally, but doesn't have a significant impact on any public vantage points as it faces inwards into the site and is screened from public rights of way by other buildings. There are existing and previously approved dormers on more prominent elevations with public vantage points elsewhere on the site.

The roofing material is a contemporary response to the existing more historic fabric. The red patina standing seam metal has the character of agricultural buildings and sheds which are commonplace within the countryside setting, and the redder tones blend with the wider clay tile roof tones on the site without being a direct copy. We would happily accept a condition for material samples and details to be approved so that the Local Authority can maintain some control over the final appearance.

The basis for the design decisions that have been made are to present a contemporary and respectful response to the existing vernacular and historic structures - maintaining existing hierarchies and alignments without resorting to pastiche - such that new elements can be clearly be understood as such. We believe this is in line with best practice for new fabric in historic environments.

I would note that none of the buildings are listed and we are not aware of any additional designations or restrictions which would raise issues with this approach.

I would be grateful for your feedback on this so we can review, and if you wished to discuss this please do not hesitate to call me on the number below.

I look forward to hearing from you.

Regards,

Mike Gibson

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FINALIST – **ARCHITECT OF THE YEAR** – ONE-OFF HOUSES

> On 6 Jan 2026, at 18:32, Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk> wrote:
>
> URGENT
>
> Dear Mike,
>
> **DC/25/1871,**
> **Town House Farm, Guildford Road, Clemsfold,**
> **Remodelling and extension of existing open sided barn to form new garage.**
>
> I refer to the above application.
>
> Having reviewed the case file and visited the application site, there are a few concerns relating to the proposed development. If the following amendments can be made then the proposed development can be viewed more favourably.

- Please kindly remove the glazed rooflight dormer from the north roofslope of the new garage.
- Please amend the proposed roof materials for the new garage to match the existing roof materials i.e. clay roof tiles.

Please address the concerns raised above in order for the proposal to be recommended for approval.

I would appreciate if the revised plans could be provided by 12th January 2026.

Kind regards

Halima Chowdhury
Planning Officer

Telephone: 01403 215059
Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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