# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Smithy House, Stane Street, Five Oaks, Billingshurst |
| **DESCRIPTION:** | |
| **REFERENCE:** | DC.24.1984 |
| **RECOMMENDATION:** | ~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~ |
| **SUMMARY OF COMMENTS & RECOMMENDATION: The proposed extensions and alterations will not harm the special interest of the listed building.** | |
| **MAIN COMMENTS:**<br><br>Dear Josh,<br><br>Smithy House is described as a seventeenth century timber framed building but has been clearly altered and extended in the last hundred years or so. Despite this it retains a clear historic character and the existing rear wing is well proportioned and detailed. The proposals to further extend the property will not interfere with an understanding or appreciation of the special interest of the listed building. The internal alterations will not harm the special interest and are also acceptable. I have suggested conditions below.<br><br>Regards,<br>Seán | |

**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 replacement windows, external doors.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- valleys including junction with existing south elevation of west wing.
- eaves
- verges

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

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

d) 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).

## LB16 Flues, Vents, and Plumbing

**Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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.

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).

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| **NAME:** | Seán Rix |
| **DEPARTMENT:** | Conservation |
| **DATE:** | 30.01.25 |