HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Old Shop, Church Street, Rudgwick
DESCRIPTION:	
REFERENCE:	DC/24/0200
RECOMMENDATION:	~~Advice~~ ~~/~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Proposal can be supported in heritage terms	
MAIN COMMENTS: Dear Steve, I included my comments made in relation to a pre-application enquiry. I am satisfied the proposal will not result in harm to the setting of the adjacent listed building. I have suggested conditions below. Following the two failed applications, DC/19/1388 and DC/20/0105, I gave the applicant advice that might help secure a positive decision. I thought the previous proposals would dilute an ability to perceive the scale and form of the historic cottage. My suggestion was to significantly set back any extension from the principal build line so that the historic core of the building remained recognisable as the primary portion of the dwelling. And allowed opportunity for unhindered oblique views of Two Wells. I am satisfied the revised proposal will not crowd the neighbouring listed building and will preserve its setting. I could support this proposal if a planning application was submitted. Regards, Seán	

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).

LB02 Roof Detailing/Junctions

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

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:	28.03.24