HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Palmers Lodge, West Chiltington
DESCRIPTION:	
REFERENCE:	DC/24/0499 and DC/24/0500
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The revised proposal is acceptable in heritage terms.	

Dear Shazia,

Palmers Lodge is an attractive stone built cottage and reinforces the character of the ancient village. It is in a raised position above the road and particularly prominent in the street scene. The original proposal included a large area of flat roof that would have been a conspicuous and unattractive feature in relation to the historic building. The revised design reduces the area of flat roof and places this behind the principal elevation. The new barn gable will be visible from the lane but this will not be an unexpected addition in this context. The internal alterations will not harm significant historic fabric or alter the spatial arrangement detrimentally.

I am satisfied the revised proposal is acceptable and will not harm the listed building or the character of the conservation area. Please find conditions for lbc below.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

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 windows, external doors, rooflights.

These drawings must show:

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

ii) Roof details including sections through:

- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or 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).

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).

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).

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	22.05.24