HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Willow Cottage, North Parade, Horsham
DESCRIPTION:	
REFERENCE:	DC/25/0472
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal is acceptable in heritage terms.	

MAIN COMMENTS:

Dear Steve,

Willow Cottage was once the Dog & Bacon Inn and appears to be a sixteenth century dwelling with typical lobby entrance arrangement of the time. The south bay has been either replaced or altered to raise the floor and ceiling heights or this is a reassembled timber frame hence the unusual arrangement. In any case it is an intriguing and attractive building overlooking the historic open space which was possibly formed for the corralling of drove animals.

The proposal to replace the existing garage is welcomed. This is not an attractive building. The proposed replacement building seeks to reinforce the form and proportions of a traditional ancillary building with some modern detailing. This will not harm the special interest of the listed building. Although I am not enamoured by the flat roof link extension I appreciate the desire to take this approach and I am satisfied it will not draw undue attention in the street scene or dilute the special interest of the listed building. There will be removal of historic structural timbers from the south gable end to create the access to the link. This will include a stud and two noggins. I am satisfied this harm is outweighed by the public benefits of providing facilities for the applicant's daughter. The removal of these historic timbers will not result in an inability or dilution of the opportunity to understand and appreciate the special interest of the listed building. I have suggested conditions below.

Regards,
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 proposed work 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:

Drawings to a scale not smaller than 1:20 fully illustrating the alteration to the timber frame to create the new access to the extension.

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:	Seán Rix
DEPARTMENT:	Conservation
DATE:	07.05.25