

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Harwoods, Henfield
DESCRIPTION:	
REFERENCE:	DC/26/1270
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will preserve the special interest of the listed building.	
MAIN COMMENTS: Dear Jacques, The brick barn with integrated pig pen is not a particularly old building but does represent a type of rural building that reflects the needs of a smallholding in the nineteenth century. The survival of these buildings is generally poor. The size and form of this type of building has resulted in very many being repurposed, altered or demolished such that they are not a common surviving building type especially with the integrated pig pen. For this reason I fully support a proposal for a more intensive use that will ensure the building is preserved and that its historic relationship with Harwoods is reinforced. The proposal to convert the building to ancillary residential use is agreeable and will not dilute the ability to appreciate the historic relationship between the dwelling and this historic ancillary building. I am satisfied the alterations and extension will maintain a character of a converted rural building. In terms of details I am supportive of the proposal to reuse the historic floor tiles for an external recreation area. 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 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:

new and replacement windows and external doors.

These drawings must show:

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

b) Specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.

c) Specification, including location drawings and sketches where appropriate, of works to strengthen external walls and roof structure including extent of work, methods to be used, and the type of any replacement timber and masonry.

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 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:	03.09.26