HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	103 High Street, Billingshurst
DESCRIPTION:	Removal of the remains of a dilapidated side wall to front elevation
REFERENCE:	DC/25/0564
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

103 High Street is an early nineteenth century grade 2 listed dwelling that fronts but is slightly set back from the High Street with a low brick wall to the front and a taller, curved wall to each side forming a front garden. The property is also within the Billingshurst Conservation Area. The wall to the side which is to be removed has been damaged.

Within the conservation area the retention or reintroduction of boundary treatments plays an important role in preserving and maintaining the character of the conservation area. The position, height and materials used historically to separate public and private space enables an understanding of how occupiers wanted their building to be viewed and also indicates how space was utilised.

Whilst there would be a preference for the wall to be retained it would be considered that the retention of the front and other side wall would still enable the front garden to be appreciated as a private garden space which is clearly separated from the High Street. It would be suggested that the wall is a more modern addition which in itself would not have particular historic merit, but due to its juxtaposition with the house, and the similar walls within the locality plays a role in establishing the character of the conservation area.

Although as noted above the preference would be for retention I am satisfied that the removal of this part of the wall would not draw undue attention in the street scene or dilute the special interest of the listed building. I am satisfied that the less than substantial harm to the conservation area would be outweighed by the public benefits of facilitating level access for the occupier in this instance.

ANY RECOMMENDED CONDITIONS:

NAME:	Nicola Mason

DEPARTMENT:	Strategic Planning
DATE:	14.05.2025