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Planning Department
Horsham District Council
Chart Way
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21 January 2025

Dear Sir / Madam

Prior Notification application for the demolition of outbuildings
Building west of Little Millfields, Rowhook Road, Rowhook RH12 3PZ

Please find enclosed a prior notification application for the demolition of an outbuildng.

The application is submitted under Part 11, Class B, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Paragraph B.2 (b) states that where the demolition is not urgently necessary in the interests of health and safety and is not excluded demolition the developer must, before beginning development, apply to the local planning authority for a determination as to whether the prior approval will be required on the method of demolition and any proposed restoration of the site.

This letter provides a written description of the proposed development and confirms that a notice has been posted on site to advertise the application. This will be left in place for at least 21 days.

Written Description of the Proposed Development

This application relates to one building located within a former stable yard, as shown on the enclosed Site Plan and photographs. The building measures 12.5m x 3.7m and comprises wood cladding to walls and a roof formed of corrugated asbestos sheeting.

The building is of no historic or architectural merit.

The building will be demolished by a professional demolition company by hand with the use of machinery where appropriate. The following stages will be followed:

- The building will be inspected for asbestos prior to commencement. An appropriately qualified person will be used for the dismantling works, including the removal of the asbestos roof and any other asbestos found, using all necessary precautions.

- Welfare facilities will be made available on the site.

- Protective fencing will be erected around the site before any demolition works begin.

- The building will be dismantled by hand and by machine where appropriate down to ground slab level.

- All materials arising from the demolition will be sorted into skips and transported off site for recycling or disposal.

- All plant used will be certified and copies of the certificates retained on site.

- All operators will hold CPCS licences.

- Work will be undertaken between 9am and 5.30pm Monday to Friday.

- Upon completion of the works all plant and equipment will be removed from site and the area left clean and tidy.

- The concrete hardstanding under the buildings will be retained.

The process of dismantling/demolition and removal of waste is anticipated to take one month or less.

The building is unlikely to be capable of hosting bats given its open nature and materials, however it will be inspected by an ecologist prior to its removal to ensure no protected species are affected.

Site Notice

I confirm that a Site Notice has been erected in accordance with paragraph (b)(iv) of the Order. A copy of the notice and a photograph of it in situ has been submitted with the application.

It is our view that the information submitted in relation to the proposed works is acceptable. The proposed works are not considered to harm the amenities of neighbouring occupiers or users of land. It is therefore considered that Prior Approval for the proposed demolition is not required.

I trust the submitted information is sufficient to enable the application to be determined, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

Clare Bartlett

Clare Bartlett MRTPI PIEMA
Associate Partner – Planning and Development

Encs: Location and Site Plans
Photographs
Site Notice