Horsham District Council

Karen Fuller
Roberts and Treguer
29 Clerkenwell Green
London
EC1R 0DU

Hope House The Haven Billingshurst West Sussex
Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters (Full Application)

Your application DC/23/2162 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Karen Fuller
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29 Clerkenwell Green
London
EC1R 0DU

Application Number: DC/23/2162

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Kim Polman

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters (Full Application)

Hope House The Haven Billingshurst West Sussex

to be carried out in accordance with Application No. DC/23/2162 submitted to the Council on 11/12/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 17/05/2024

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Nocturnal Bat Survey Report by Collington Winter Environmental dated July 2023	CW20-516 RPT 002.3	28.11.2023
Supporting Statement	Arboricultural Method Statement by Bernie Haverson Arboriculture Consultant	1262.bjh.Sept23	28.11.2023
Tree plan	Tree Constraints Plan	BJH 01/02	28.11.2023
Tree plan	Protection	BJH 03/04	28.11.2023

Location plan	Barn House Site Location Plan	2201-DR-BH-00-000	28.11.2023
Site plan	Barn House and Granary - Existing Site Plan	2201-DR-BH01-205	11.12.2023
Floor plan	Barn House and Granary: Existing Ground Floor Plan	2201-DR-BH-01-210	28.11.2023
Floor plan	Barn House and Granary: Existing First Floor Plan	2201-DR-BH-01-211	28.11.2023
Roof plan	Barn House and Granary: Existing Roof Plan	2201-DR-BH-01-212	28.11.2023
Elevation plan	Barn House: Existing Elevations 1	2201-DR-BH-01-215	28.11.2023
Elevation plan	Barn House: Existing Elevations 2	2201-DR-BH-01-216	28.11.2023
Elevation plan	Barn House: Existing Elevations 3	2201-DR-BH-01-217	28.11.2023
Section plan	Barn House: Existing Sections	2201-DR-BH-01-220	28.11.2023
Elevation plan	Granary: Existing Elevations and Sections	2201-DR-BH-01-225	28.11.2023
Floor plan	Barn House and Granary: Demolition Ground Floor Plan	2201-DR-BH-01-230	28.11.2023
Floor plan	Barn House and Granary: Demolition First Floor Plan	201-DR-BH-01-231	28.11.2023
Site plan	As proposed	2201-DR-BH-01-235 REV P1	11.12.2023
Floor plan	Barn House and Granary: Proposed Ground Floor Plan	2201-DR-BH-01-240	28.11.2023
Floor plan	Barn House and Granary: Proposed First Floor Plan	2201.DR-BH-01-241	28.11.2023
Roof plan	Barn House and Granary: Proposed Roof Plan	2201-DR-BH-01-242	28.11.2023
Elevation plan	Barn House: Proposed Elevations 1	2201-DR-BH-01-245	28.11.2023
Elevation plan	Barn House: Proposed Elevations 2	2201-DR-BH-01-246	28.11.2023
Elevation plan	Barn House: Proposed Elevations 3	2201-DR-BH-01-247	28.11.2023
Section plan	Barn House: Proposed Sections	2201-DR-BH-01-250	28.11.2023
Elevation plan	Granary: Proposed Elevations and Sections	2201-DR-BH-01-255	28.11.2023
Elevation plan	Barn House: Proposed Detail Elevations	2201-DR-BH-01-260	28.11.2023
Block plan	Block Plan	22130-052	28.11.2023
Tree plan	Treeworks Plan	22130-053 Rev A	28.11.2023
Plans	Landscape Demolitions Plan	22130-055	28.11.2023

Layout plan	Site Layout Plan	22130-060	28.11.2023
Plans	Hardworks Plan	22130-110 Rev A	28.11.2023
Section plan	Site, as proposed	22130-200	28.11.2023
Plans	Softworks Plan	22130-300	28.11.2023
Supporting Statement	NatureSpace Great Crested Newt District Licensing Scheme Certificate	NONE	28.11.2023
Supporting Statement	Preliminary Ecological Appraisal Cover Note for Planning Application 3: The Barn House by Urban Edge Environmental Consulting dated October 2023	UE0537 Revision 1	28.11.2023
Plans	Entrance Roof Details	2201-DR-BH-27-601	28.03.2024
Plans	Typical Pitched Rooflight	2201-DR-BH-27-611	28.03.2024
Plans	2201-DR-BH-21-601	2201-DR-BH-21-601	28.03.2024
Plans	Typical Window	2201-DR-BH-31-601	28.03.2024
Plans	Typical Window with Shutter	2201-DR-BH-31-602	28.03.2024
Plans	Entrance Door Details	2201-DR-BH-31-610	28.03.2024
Plans	Entrance and East Link Glazing	2201-DR-BH-31-611	28.03.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 Pre-Commencement Condition: No development with potential to impact upon bats shall take place until unless the Local Planning Authority has been provided with either:

a) a licence for bats issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) confirmation from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence for bats.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

4 **Pre-Occupation Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-

OR136, or a 'Further Licence') and with the proposals detailed on plan "Hope Farm, Barn House: Impact plan for great crested newt District Licensing (Version 1) (Sheets 1 and 2)", dated 6th November 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

5 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in R10 through R15 of the Technical Note - Preliminary Ecological Appraisal REV 1 (Ref UE0537, October 2023).

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

7 **Regulatory Condition**: The home office / studio hereby permitted within The Granary as annotated on plan reference 2201-DR-BH-01-235 shall be occupied solely for purposes incidental to the occupation and enjoyment of Hope House, The Haven, Billingshurst as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant
It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR136, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activit ies have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

Note to Applicant
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly

kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

Note to Applicant
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.

Note to Applicant
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.