



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0141

Old House, Tismans Common, Rudgwick, West Sussex, RH12 3BW

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1856

RELEVANT PLANNING HISTORY:

DC/24/1856	Proposed alterations and extension to The Old House to facilitate a change of use from Class C3 to C1.	Application Permitted on 20.11.2025
DC/21/0303	Flood repair and waterproofing works to basement (Listed Building Consent).	Application Permitted on 05.07.2021
DISC/26/0105	Approval of details reserved by condition 2 to approved application DC/24/1856.	Application Permitted on 09.06.2026

PLANNING ASSESSMENT

Planning Application DC/24/1856 was granted consent on 20.11.2025. This permission was for the following:

Proposed alterations and extension to The Old House to facilitate a change of use from Class C3 to C1.

Consent is sought to discharge the details reserved by conditions 3.

Condition 3:

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:

Roof details of the new extension including sections through:

- flat roof perimeters
- parapets

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

c) Samples or specifications of external materials and surface finishes

d) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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).

The requirements of Condition 4 have been satisfied. The necessary details required to discharge this pre-commencement condition have been submitted to and reviewed by the Conservation Officer, and are considered to be acceptable. These details ensure that the proposed works can be carried out in a manner that accords with the approved scheme and the relevant conditions attached to the consent.

On this basis, it is considered that the requirements of Condition 4 have been fully met, and the condition can therefore be discharged.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DISC/26/0141

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Parapet and Roof Plan	0204 P01	01.05.2026
Plans	Abutment and Roof plan	0205 P01	01.05.2026
Plans	Ground Floor Drainage Services	909-MBL-DL-GF-CR-M-6008 T2	01.05.2026
Plans	First Floor UFH Services	909-MBL-OH-FF-CR-M-2006 T2	01.05.2026
Plans	Ground Floor Mechanical Services	909-MBL-OH-GF-CR-M-1008 T2	01.05.2026
Plans	First Floor Mechanical Services	909-MBL-OH-FF-CR-M-1009 T2	01.05.2026
Plans	Ground Floor UFH Services	909-MBL-OH-GF-CR-M-2005 T2	01.05.2026
Supporting Docs	Finishing Schedule	NONE	01.05.2026
Supporting Statement	Covering Letter	NONE	01.05.2026
Elevation plan	Elevations Sides, Front and Rear	0150 T02	01.05.2026
Supporting Docs	Window and External Door Schedules	0182 T01	01.05.2026
Supporting Docs	Construction note	NONE	01.05.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 23.06.2026