DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0124
Upper Beeding Pharmacy, High Street, Upper Beeding, West Sussex, BN44 3HZ

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/23/1771.

RELEVANT PLANNING HISTORY:

DC/23/1771	Demolition of existing lean-to structures to the north, east, and south elevations, and erection of infill extensions. Erection of a single storey rear elevation and sub-division of existing dwelling to create 1No. 3 bedroom and 1No. 2 bedroom dwellings, and associated external and internal alterations. Removal of existing stairs and installation of replacement stairs to serve existing attic space. Repair and replacement windows and minor roof repairs. Installation of pergola, air source heat pump, and solar PV panels. (Listed Building Consent)	Application Permitted on 28.06.2024

PLANNING ASSESSMENT
Planning Application DC/23/1771 was granted consent on 28.06.2024. This permission was for the following:

Demolition of existing lean-to structures to the north, east, and south elevations, and erection of infill extensions. Erection of a single storey rear elevation and sub-division of existing dwelling to create 1No. 3 bedroom and 1No. 2 bedroom dwellings, and associated external and internal alterations. Removal of existing stairs and installation of replacement stairs to serve existing attic space. Repair and replacement windows and minor roof repairs. Installation of pergola, air source heat pump, and solar PV panels. (Listed Building Consent)

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition*: Before any relevant work begins on site, the person(s) responsible for supervising the works to alter the attic floor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed. The floor boards can be removed prior to this meeting so that the floor joists can be inspected before removal.*

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 Council's Conservation Officer visited the site on 17.07.2025 and met with the architect and contractor. This condition can therefore be discharged.

Recommendation: Application Permitted

Plans list for: DISC/25/0124
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	08.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.07.2025

Authorising Officer sign/initial Guy Everest Date: 23.07.2025