From: Nicola.Mason <Nicola.Mason@horsham.gov.uk>
Sent: 09 September 2024 14:46:24 UTC+01:00
To: "Marie.Riggs" <Marie.Riggs@horsham.gov.uk>
Subject: RE: DC/24/0580 - 8 Holbrook Park

Hi Marie

Just got back – it was lovely thank you. I'm satisfied with the drain detail.

Nicky

Nicola Mason

Conservation Officer
Specialists Team - Strategic Planning

Telephone: 01403 215289
Email: Nicola.Mason@horsham.gov.uk





From: Marie.Riggs <Marie.Riggs@horsham.gov.uk>
Sent: 02 September 2024 08:40
To: Nicola.Mason <Nicola.Mason@horsham.gov.uk>
Subject: FW: DC/24/0580 - 8 Holbrook Park

Hello Nicky,

Hope you had a good holiday.

Please could I have your thoughts on the attached plan

Thanks
Marie

Marie Riggs

Planning Technician

Telephone: 01403 215497
Email: Marie.Riggs@horsham.gov.uk





Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Christopher Birt <info@christopher-david.co.uk>
Sent: 31 August 2024 15:42
To: Marie.Riggs <Marie.Riggs@horsham.gov.uk>
Subject: Re: DC/24/0580 - 8 Holbrook Park

Hi Marie,

Please also find attached the revised drawing which provides the ACO drain specification.

Please let me know if this is deemed acceptable and can be included in the approval.

Kind Regards,

Christopher Birt
Director

CHRISTOPHER DAVID

www.christopher-david.co.uk | info@christopher-david.co.uk
Christopher David Design Ltd
M - 020 3916 5532 | **T** +44 (0)7727 144 679

On Sat, Aug 31, 2024 at 3:19 PM Christopher Birt <info@christopher-david.co.uk> wrote:

> Good Afternoon Marie,
>
> Thank you for your email. We agree to the Pre-Commencement Conditions.
>
> Please let me know if you require any further information.
>
> Kind Regards,

Christopher Birt
Director

CHRISTOPHER DAVID

www.christopher-david.co.uk | info@christopher-david.co.uk
Christopher David Design Ltd
M - 020 3916 5532 | **T** +44 (0)7727 144 679

On Thu, Aug 29, 2024 at 2:13 PM Marie.Riggs <Marie.Riggs@horsham.gov.uk> wrote:

Hello,
In accordance with the requirements of Section 100ZA of the Town and Country Planning Act 1990 and Town and Country Planning (Pre-Commencement Conditions) Regulations 2018, in the event this application is to be approved the Local Planning Authority is required to agree with you any conditions requiring matters to be addressed prior to the commencement of development. Having considered this application in light of the consultation responses received I am of the view that the following pre-commencement conditions will be necessary to make the development acceptable, should we be minded to grant planning permission:

LB07 Submission of Details

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:

i) new/and/or/replacement windows, external doors.

These drawings must show:

- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *method of opening*
- *method of glazing*

ii) Ceiling details including 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.

iii) Drainage details fully describing the method and position of drain runs.

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).

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: *Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:*

Specifications of external materials and surface finishes.

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).

I would be grateful if you could advise as to whether you are happy to agree this condition, or if not, what alterations you wish to seek. Please note that in accordance with the Regulations, if we do not receive a response after 10 working days from the date of this email, we will issue the decision on the basis that you have agreed the conditions.
Kind regards

Marie Riggs

Planning Technician

Telephone: 01403 215497

Email: Marie.Riggs@horsham.gov.uk

Horsham District Council
50 YEARS

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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