Horsham District Council

Mr Ben Kirk
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

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| Our ref: | DISC/25/0040 |
| Your ref: | Jasmine house conditions |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215322 |
| If Calling Please ask for: | Alice Johnson |
| Date: | 8th April 2025 |

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**
**Town and Country Planning (Development Management Procedure England) Order 2015**

**Application for Approval of Details Reserved by Condition 3, 4, 5a, 5b, 5c, 8 and 10 to approved application DC/24/1603**

**Jasmine House High Street Henfield West Sussex**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development which include external groundworks shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

   Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Date of approval - 8th April 2025**

4. **Pre-Commencement (Relevant Works) Condition**: No external works shall take place until specifications of external materials and surface finishes 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.

   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).

**Date of approval - 8th April 2025**

5. **Pre-Commencement (Relevant Works) 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 including sections through:
   - o dormer
   - o stair tower parapet including junction with pitched roof.

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

c) 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).

**Date of approval - 8th April 2025**

8. **Pre Occupation Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:
   - o Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
   - o Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
   - o Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
   - o Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
   - o Detail on the continuity of supply during dry periods extending beyond 35 days.
   - o Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

**Date of approval - 8th April 2025**

10. **Regulatory Condition**: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

    Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Date of approval - 8th April 2025**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Written Scheme of Investigation for an Archaeological Watching Brief by Achaeological Services Ltd dated February 2025 | | 12.02.2025 |
| Supporting Docs | Rainwater Harvesting Maintenance and Management Plan by Promethean Planning dated 15 March 2025 | NONE V2 | 15.03.2025 |
| Location & Block plan | Location and Block Plan | 2403JA_R0_000 000 | 12.02.2025 |
| Block plan | Proposed Block | 2403JA_R0_001 Revision 000 | 12.02.2025 |
| Floor plan | Existing and Proposed Ground Floor Plan | 2403JA_R0_100 Revision 000 | 12.02.2025 |
| Floor plan | Existing and Proposed First Floor Plan | 2403JA_R0_101 Revision 000 | 12.02.2025 |
| Floor plan | Existing and Proposed Second Floor Plan | 2403JA_R0_102 Revision 000 | 12.02.2025 |
| Section plan | Existing and Proposed Section AA Plan | 2403JA_R0_200 Revision 000 | 12.02.2025 |
| Section plan | Proposed Section AA and Details | 2403JA_R0_201 Revision 000 | 12.02.2025 |
| Plans | Proposed West and Details | 2403JA_R0_202 Revision 000 | 12.02.2025 |
| Section plan | Proposed Section BB and Details | 2403JA_R0_203 Revision 000 | 12.02.2025 |
| Elevation plan | Existing and Proposed North | 2403JA_R0_300 Revision 000 | 12.02.2025 |
| Elevation plan | Existing and Proposed South | 2403JA_R0_301 Revision 000 | 12.02.2025 |

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|---|---|---|---|
| Elevation plan | Existing and Proposed West | 2403JA_R0_302 Revision 000 | 12.02.2025 |
| Materials | Proposed Materials Schedule | 2403JA_R0_500 Revision 000 | 12.02.2025 |
| Plans | Proposed Window Schedule | 2403JA_R0_501 Revision 000 | 12.02.2025 |
| Plans | DC/24/1603 - Condition 10 | 2403JA_R0_502 Revision 000 | 12.02.2025 |

**Notes to Applicant:**

The Applicant is advised to contact the Local Planning Authority should any unexpected and unidentified items of archaeological interest by found during site preparation and construction works. This may require further archaeological assessment, analysis and publication work to be submitted to and approved by the Local Planning Authority. The Applicant is also advised that all works should be carried out in accordance with the Written Scheme of Investigation.

The Applicant is advised that whilst the details relating to covered and secure cycle parking spaces are acceptable, these would require the benefit of planning permission due to the siting of the proposed buildings.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control