From: Nicola.Mason <Nicola.Mason@horsham.gov.uk>
Sent: 25 September 2024 16:30:05 UTC+01:00
To: "Joshua.Lee" <Joshua.Lee@horsham.gov.uk>
Subject: RE: Pre-Commencement Conditions of application ref: DC/24/1161

Dear Joshua

I note that we have been formally consulted on the proposed details. I am satisfied that this information is no longer required as a pre-commencement condition.

Kind regards

Nicola

Nicola Mason

Conservation Officer
Specialists Team - Strategic Planning

Telephone: 01403 215289
Email: Nicola.Mason@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

From: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Sent: 16 September 2024 16:23
To: Nicola.Mason <Nicola.Mason@horsham.gov.uk>
Subject: FW: Pre-Commencement Conditions of application ref: DC/24/1161

Hi Nicola,

The agent of application DC/24/1161 would like to avoid a future discharge application to your recommended pre-commencement conditions and she has sent over the details required to me to see if she could get those conditions withdrawn. Would you be able to have a look at the information she has sent through? I have put through an EOT request as well. Thank you!

Yours sincerely,

Joshua Lee

Graduate Planner

Telephone: 01403 215632
Email: Joshua.Lee@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: Christine Melody <ChristineMelody@davidsalisbury.com>
Sent: 16 September 2024 15:33
To: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Subject: RE: Pre-Commencement Conditions of application ref:DC/24/1161

Good Afternoon Joshua

Thank you for your email.

I have attached details outlined in your e mail below. We would like these to be dealt with under the current application.

Detailed Sections attached.

Materials
Material Sand & Cement 2 coat render
Finish Timber float finish, Block and lined to replicate ashlar, painted with masonry paint on completion – All to match existing wall finish on host building.

Timber – Off White.

Can these please be forwarded to the relevant parties to avoid a discharge application.

Kind regards

Christine Melody
Planning Executive
Direct Line: 01278 764426
Head Office: 01278 764400

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From: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Sent: Thursday, September 12, 2024 11:42 AM
To: Christine Melody <ChristineMelody@davidsalisbury.com>
Subject: RE: Pre-Commencement Conditions of application ref:DC/24/1161

Dear Christine,

Thank you for your swift reply. The outcome of this application is currently being finalised subject to your agreement to the pre-commencement conditions listed in my previous email to you. It is possible to resubmit the details required in the pre-commencement conditions but these conditions are being required as a result of consultee responses. If you are to decide to provide the required details to this planning application now, all consultees would have to be reconsulted and I will have to go through the whole application again as a result of your submission of new information, which basically means that the planning application would have to go back to the very beginning of when you first submitted the application to us, which may take an even longer time than discharging conditions and we do not know whether new conditions will arise as a result of new consultee responses.

Therefore, I would suggest that it is the best to agree to the pre-commencement conditions below, and submit those details at a later date after planning decision is published (I can safely say that the final decision will be published very soon subject to your agreement to these pre-commencement conditions). You may even start preparing for those pre-commencement conditions now and once the decision notice is published and in the case that this application is approved, you may submit the discharge application straight away!

I look forward to hearing from you.

Kind regards,

Joshua Lee

Graduate Planner

Telephone: 01403 215632
Email: Joshua.Lee@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

From: Christine Melody <ChristineMelody@davidsalisbury.com>
Sent: 12 September 2024 11:04
To: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Subject: RE: Pre-Commencement Conditions of application ref:DC/24/1161

Dear Joshua

Many thanks for your email.

Will it be possible to provide you with these details prior to determination to avoid a lengthy discharge application.

Kind regards

Christine Melody
Planning Executive
Direct Line: 01278 764426
Head Office: 01278 764400

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From: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Sent: Thursday, September 12, 2024 10:50 AM
To: Christine Melody <ChristineMelody@davidsalisbury.com>
Subject: Pre-Commencement Conditions of application ref:DC/24/1161

Dear Christine,

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:

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 windows, external doors, roof lantern.
These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:
- *eaves*
- *verges and bargeboards*
- *flat roof perimeters*

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).

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 these conditions, 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,

Joshua Lee

Graduate Planner

Telephone: 01403 215632
Email: Joshua.Lee@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: Christine Melody <ChristineMelody@davidsalisbury.com>
Sent: 22 August 2024 14:58
To: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Subject: RE: Notification of site visit ref DC/24/1161

Dear Joshua

Please can I have an update on the application following on from your site visit.

Kind regards

Christine Melody
Planning Executive
Direct Line: 01278 764426
Head Office: 01278 764400

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From: Joshua.Lee <Joshua.Lee@horsham.gov.uk>
Sent: Monday, August 12, 2024 12:49 PM
To: Christine Melody <ChristineMelody@davidsalisbury.com>
Subject: Notification of site visit ref DC/24/1161

Dear Mrs Melody,

I am writing to inform you that I will be carrying out a site visit to your clients' property at Orchard House, Nep Town Road, Henfield BN5 9DY regarding planning application ref DC/24/1161 on Thursday the 15th of August 2024 at around 11am. It would be great if you could notify them about my visit however they do not need to be present at the property as I understand they may have other commitments. To reassure your clients regarding security of their property, if they are not present at the property during my visit, I will only carry out my site visit outdoors and I will NOT attempt to enter the dwellinghouse. The visit will take no longer than five minutes.

Yours sincerely,

Joshua Lee

Graduate Planner

Telephone: 01403 215632

Email: Joshua.Lee@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

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