Horsham District Council

Mr Adrian Kearley
QED Planning
Wesley House
Bull Hill
Leatherhead
Surrey
KT22 7AH

Application Number: DC/25/0773

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Edward Rimell, SHC Clemsfold Group Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved application DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping) Minor changes to the approved care home design.

Kingsmead Nursing Home, Crawley Road, Horsham, West Sussex

as shown on Plan and Application Number DC/25/0773 submitted to the Council on 09/05/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed alterations to the previously approved development represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and County Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Section plan	SECTIONS - SHEET 2/2	21 REV D	09.05.2025
Elevation plan	ELEVATIONS - SHEET 1/3	30 REV D	09.05.2025
Elevation plan	ELEVATIONS - SHEET 2/3	31 REV D	09.05.2025
Elevation plan	ELEVATIONS - SHEET 3/3	32 REV E	09.05.2025
Supporting Statement	Design	NONE	09.05.2025
Layout plan	GENERAL ARRANGEMENT PLAN	0001 REV P06	09.05.2025
Layout plan	SITE LAYOUT	01 REV G	09.05.2025
Block plan	BLOCK PLAN	05 REV G	09.05.2025
Location plan	LOCATION PLAN	04 REV D	09.05.2025

Floor plan	GROUND FLOOR PLAN	15 REV F	09.05.2025
Floor plan	FIRST FLOOR PLAN	17 REV F	09.05.2025
Floor plan	SECOND FLOOR PLAN	16 REV F	09.05.2025
Roof plan	ROOF PLAN	18 REV F	09.05.2025
Section plan	SECTIONS - SHEET 1/2	20 REV D	09.05.2025

Note to Applicant
Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

Note To Applicant
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.

Right of Appeals
There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.



Emma Parkes
Head of Development and Building Control

Date: 12/06/2025