Horsham District Council

Ms Jaye Ford
Jaye Ford Architecture, Ltd
Manleys
Manleys Hill
Storrington
West Sussex
RH20 4BT

Our ref:	DISC/25/0059
Your ref:	BOX HOUSE STEYNING HOUSEHOLDER AND LISTEI BUILDING CONSENT
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	14th April 2025

Dear Sir/Madam,

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

Approval of details reserved by conditions 2 and 3 to approved application DC/24/1610

Box House 75 High Street Steyning West Sussex

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

2. **Pre-Commencement (Slab Level) Condition**: Notwithstanding the details submitted, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

   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 - 14th April 2025

3. **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:

   Drawings to a scale not smaller than 1:5 fully describing:

   Roof details including sections through:
   - eaves
   - verges
   - junction with parapets

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 - 14th 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
Materials	Schedule		17.02.2025
Plans		2991/104	17.02.2025

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