Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0162
Random Cottage, Gay Street, Pulborough, West Sussex, RH20 2HH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1453 (Householder)

RELEVANT PLANNING HISTORY:

DC/24/1453	Demolition of the glazed roof open link structure. Erection of a single storey link extension. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Householder Application).	Application Permitted on 17.01.2025

PLANNING ASSESSMENT
Planning Application DC/24/1453 was granted consent on 17.01.2025. This permission was for the following:

Demolition of the glazed roof open link structure. Erection of a single storey link extension. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Householder Application)

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition*: No 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 and external doors. These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, , etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:
- *roof ridge*
- *eaves*
- *verges*
- *flat roof perimeters*
- *junctions with thatched roof and gable wall of barn*

b) Samples or 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).

The submission is accompanied by detailed sectional drawings which have been amended as part of the application process. The resulting detail and specifications are considered acceptable and fulfil the requirements of the above condition.

Recommendation: Application Permitted

Plans list for: DISC/25/0162
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans		24050 4.02	19.05.2025
Plans		24050 4.01	19.05.2025
Plans		24050 4.03	06.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.06.2025

Authorising Officer sign/initial Guy Everest Date: 14.07.2025