Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

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|---|---|
| Our ref: | DISC/24/0048 |
| Your ref: | Church Cottage - LBC Conditio... |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215180 |
| If Calling Please ask for: | Jacques Burrowes |
| Date: | 20th May 2024 |

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 Conditions 2, 3, 4 to approved application DC/23/2036**

**Church Cottage Church 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):

2. Pre-Commencement (Slab Level) Condition: No works about ground floor slab level shall take place 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:-

o Drawings to a scale not smaller than 1:5 fully describing roof details, including sections, through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards

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 - 20th May 2024**

3. Pre-Commencement (Slab Level) Condition: No works about ground floor slab level 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 - 20th May 2024**

4. Pre-Commencement (Slab Level) Condition: No new or replacement windows and external doors shall be installed 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:-

o Drawings to a scale not smaller than 1:5 fully describing new or replacement windows and external doors, including details of:-
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

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 - 20th May 2024**

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 | DISCHARGE OF CONDITION APPLICATION letter | | 25.03.2024 |
| Details plan | PROPOSED ROOFLIGHT DETAILS | 1260/23 | 25.03.2024 |
| Details plan | PROPOSED DOOR DETAILS (ELEVATION) | 1260/21 REV. A | 25.04.2024 |
| Details plan | PROPOSED DOOR DETAILS (PLAN) | 1260/20 | 25.03.2024 |
| Details plan | PROPOSED WINDOW DETAILS | 1260/22 | 25.03.2024 |
| Materials | PROPOSED EXTERNAL MATERIALS | 1260/34 | 25.03.2024 |
| Details plan | PROPOSED ROOF DETAILS 2 (VALLEY & GABLE END) | 1260/26 | 25.03.2024 |

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|---|---|---|---|
| Details plan | PROPOSED ROOF DETAILS 1 (EAVES & RIDGE) | 1260/25 | 25.03.2024 |
| Details plan | PROPOSED ROOF GABLE END DETAIL | 1260/24 | 25.03.2024 |
| Supporting Statement | | EMAIL CONFIRM NATURAL WEATHERING | 10.05.2024 |

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