



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0367  
Drill Hall, Denne Road, Horsham, West Sussex, RH12 1JF

### **DESCRIPTION:**

Alterations to building, including the formation of a new side entrance with canopy, replacement and alteration of windows and external openings, demolition and reconstruction of an existing toilet block, and associated external and internal works.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                          |                                     |
|------------|----------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/0366 | Change of use from Use Class F2 and ancillary flat to mixed-use comprising Use Class F1 and Use Class F2 | Application Permitted on 22.05.2025 |
|------------|----------------------------------------------------------------------------------------------------------|-------------------------------------|

### **DESCRIPTION OF THE SITE**

The application site is a previously Council owned site, which is now owned by Lifespring Church. It is located within the Built-up Area Boundary of Horsham and to the southeast of the town centre. The two-storey building, known as Drill Hall (floor area 1,189sqm), fronts Denne Road and is a former military assembly hall now used as an events venue, place of worship, community space and administrative offices by Lifespring Church. The change of use was approved on site in 2025 under planning application DC/25/0366. The building comprises a community hall with a vaulted ceiling with rooflights, which is itself flanked by adjoining meeting / office rooms to the northern, southern, and eastern parts of the ground and first floor building. The main access (stepped) to the building is from Denne Road.

To the rear (east) of the Drill Hall is the Council owned Dukes Square carpark accessed via an in / out single vehicular lane to the south of Drill Hall. There is a separate pedestrian access route between the Dukes Square car park and Denne Road to the north side of the building.

The application site is located within the Horsham Conservation Area; and is identified as falling within an Archaeological Notification Area (Horsham Town Centre Medieval Core). Although not formerly listed, the Drill Hall building has recently been added to the Horsham Town Local List due to its historic and architectural interest. The site is also located within a Heat Priority Area; and within the Zone 4 impact risk zone for Great Crested Newts.

### **DESCRIPTION OF THE APPLICATION**

The application seeks to make alterations to the Drill Hall building, including the formation of a new step free side entrance with canopy, replacement and alteration of windows and external openings, the demolition and reconstruction of an existing toilet block and associated external and internal works, including the removal of 2no. chimneys and the installation of new heating, ventilation and air conditioning plant on the two flat roof areas either side of the building.

The application follows recently granted planning permission (ref: DC/25/0366) for the change of use from Use Class F2 and ancillary residential accommodation to a mixed-use comprising Use Class F1 and Use Class F2. The current application does not seek to revisit the principle of use, but secure the long-term functionality, accessibility and sustainability of the building through a series of alterations.

## **RELEVANT PLANNING POLICIES**

### **The National Planning Policy Framework (NPPF)**

#### **Horsham District Planning Framework (HDPF 2015):**

Policy 1 - Strategic Policy: Sustainable Development  
Policy 2 - Strategic Policy: Strategic Development  
Policy 3 - Strategic Policy: Development Hierarchy  
Policy 7 - Strategic Policy: Economic Growth  
Policy 9 - Employment Development  
Policy 11 - Tourism and Cultural Facilities  
Policy 24 - Strategic Policy: Environmental Protection  
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character  
Policy 31 - Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 34 - Cultural & Heritage Assets  
Policy 33 - Development Principles  
Policy 37 - Sustainable Construction  
Policy 38 - Strategic Policy: Flooding  
Policy 40 - Sustainable Transport  
Policy 41 - Parking  
Policy 42 - Inclusive Communities  
Policy 43 - Community Facilities, Leisure, and Recreation

#### **Horsham Blueprint Business Neighbourhood Plan (2022):**

Policy HB1 (Location of Development)  
Policy HB6 (Retaining and Enhancing the Vitality and Viability of Horsham Town Centre)  
Policy HB12 (Encouraging Sustainable Movement)  
Policy HB14 (Community and Cultural Facilities)

#### **Horsham District Local Plan (2023-40) (Regulation 19):**

Policy 1: Sustainable Development  
Policy 2: Development Hierarchy  
Policy 4: Horsham Town  
Policy 6: Climate Change  
Policy 7: Appropriate Energy Use  
Policy 8: Sustainable Design and Construction  
Policy 9: Water Neutrality  
Policy 10: Flooding  
Policy 13: The Natural Environment and Landscape Character  
Policy 17: Green Infrastructure and Biodiversity  
Policy 19: Development Quality  
Policy 20: Development Principles  
Policy 21: Heritage Assets and Historic Environment  
Policy 23: Infrastructure Provision  
Policy 24: Sustainable Transport  
Policy 25: Parking  
Policy 27: Inclusive Communities, Health, and Wellbeing  
Policy 28: Community Facilities; Leisure and Recreation  
Policy 29: New Employment  
Policy 30: Enhancing Existing Employment

## **Supplementary Planning Guidance:**

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

## **Parish Design Statement**

### **Planning Advice Notes:**

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

## **REPRESENTATIONS AND CONSULTATIONS RESPONSES**

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

### **Consultations:**

#### **INTERNAL CONSULTATIONS**

##### **HDC Conservation: Comment**

The Drill Hall is recognised as a locally listed building within the Horsham Town Centre Conservation Area. It is described as a *“large fronted two storey building constructed in the 1920s for the Duke of Norfolk Regiment whose badge in opus sectile appears above the entrance. Frontage faintly mimics traditional Sussex Hall and wing house. White render at ground level sets off Egyptian style black marble entrance pillars with small Art Deco lamps. Plain red brick above; generous fenestration. Once popular location for Horsham social life.”*

Whilst many of the proposed changes would be considered to retain the character of this locally listed building there are some changes which would dilute the buildings interest.

The proposal seeks to remove all the chimneys on the building. The building's chimneys contribute to the architectural significance of the building as well as breaking up the roofscape and adding interest to the streetscene. Chimneys also inform our understanding of the plan form of a historic building and can provide valuable evidence of changes in technology, fashion and wealth. An objection would therefore be raised to the loss of these features.

There would also be a concern at the infilling of the rear half circular window. The window reads with the decorative features to the rear of the building, and its loss would reduce an appreciation of the buildings past function. Although not the principal elevation, the rear is publicly viewable from the car park, and it would be suggested that a more sympathetic solution is considered.

##### **HDC Conservation: Advice (following amended plans)**

It is noted that the plans have been amended to retain the rear window, and two chimneys to the front elevation. These amendments are supported, and whilst the retention of all chimneys would have been preferred it is suggested that the proposal enables on balance the appreciation of the building's heritage interest.

##### **HDC Environmental Health: No Objection**

No objections to this proposal in principle. However, note that there are several neighbouring residential properties in proximity. To mitigate any adverse environmental impacts the applicant will need to exercise suitable controls.

### **PUBLIC CONSULTATIONS:**

#### **Representations:**

None received.

#### **Neighbourhood Council Comments:**

## **Denne Neighbourhood Council: No Objection**

### Member Comments:

None received

### HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

### PLANNING ASSESSMENT

#### **Principle of Development:**

Policy 43 of the Horsham District Planning Framework (HDPF) states that the provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.

Policy 42 of the HDPF states that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long-term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from, among other groups, the needs of an ageing population; people with additional needs; the co-ordination of services to fulfil the needs of young people; and the specific needs of faith and other community groups.

Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan states that proposals for new / improved community facilities will be encouraged subject to the following criteria: the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and the proposal would not have significant adverse impacts upon the local road network; and sufficient associated storage space and adequate parking space is provided. Proposals that enable the diversification and flexible use of the buildings through the extension of and shared use of such buildings to provide additional community facilities will be supported.

The application site is located within the built-up area of Horsham, which is defined as the Main Town under the settlement hierarchy contained in Policy 3 of the HDPF. This is defined as a settlement with a large range of employment, services and facilities and leisure opportunities, including those providing a distinct function. Strong social networks with good rail and bus accessibility. The settlement meets the majority of its own needs and many of those in smaller settlements.

The proposal to make alterations to the building would enhance the use of the building as a place of worship, making it more fit for purpose. The proposal would support measures to help create a socially inclusive and adaptive environment, in accordance with Policies 42 and 43 of the HDPF. The proposal would maintain the existing use of the building for community use, in accordance with Policies 42 and 43 of the HDPF, Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan, and the relevant policies of the NPPF.

## **Design and Appearance:**

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings, meeting the changing needs of residents and minimises the impact on the natural environment.

The Planning Statement states that the overall design approach is founded on a clear understanding of the Drill Hall's architectural form, historic evolution and contribution to the streetscape. As the Drill Hall is a historic building and a locally listed building, the proposal should preserve and enhance the defining characteristics of the building. The principal elevations remain largely unchanged, to retain a strong presence along Denne Road. Any new elements, such as the side entrance and canopy, are positioned on secondary elevations and are modest in scale, to remain visually subordinate to the host building. The replacement and altered windows are carefully proportioned and will match with the existing fenestration in terms of scale and materials.

The demolition and reconstruction of the toilet block would be situated on the side elevation of the building and is an existing structure with limited architectural merit. The proposed reconstruction would enhance the visual appearance and improve functionality. The proposals seek to deliver meaningful improvements such as inclusive access, with step free access and high-quality design, with no significant impact on the perceived form and scale of the building. Through upgrading the building, the proposed works seeks to provide the foundations for a vibrant, inclusive and sustainable arts and community venue in Horsham. The proposal would continue to the use of the building, but provide a more functional and safe space, through the introduction of step free access and a number of other functional alterations to the building.

It is therefore considered that the proposed works would retain the character and appearance of the existing structure, with the proposed alterations improving and enhancing the functionality of the building to ensure that it remains as an inclusive and sustainable building for the community in Horsham. The proposal is therefore in accordance with Policies 32 and 33 of the HDPF and Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan.

## **Heritage:**

Policy 34 of the HDPF recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design; make a positive contribution to the character and distinctiveness of the area, ensuring that development in Conservation Areas is consistent with the special character of the area.

Paragraph 212 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

The Drill Hall is recognised as a locally listed building within the Horsham Town Centre Conservation Area. It is described as a *“large fronted two storey building constructed in the 1920s for the Duke of Norfolk Regiment whose badge in opus sectile appears above the entrance. Frontage faintly mimics traditional Sussex Hall and wing house. White render at ground level sets off Egyptian style black marble entrance pillars with small Art Deco lamps. Plain red brick above; generous fenestration. Once popular location for Horsham social life.”*

The Drill Hall has local historic and architectural significance, reflecting the town's late nineteenth and early twentieth century civic and military history, with a long-standing role as a flexible and well-used community building. The proposal does not seek to change the use of the building, as it is to remain in community use. The proposed alterations include replacing materials, the relocation of fire escapes and the rebuilding of areas of poor-quality existing fabric; these are modest in scale and impact. The proposals are intended to improve safety and functionality without undermining the significance of the heritage asset. Materials will match the main structure and have a modest enhancement to the overall character of the building.

HDC Conservation considered that while many of the proposed changes would be considered to retain the character of the locally listed building, some of the changes would dilute the buildings interest. Firstly, the loss of all the chimneys on the building would be objected to, as the building's chimneys contribute to the architectural significance of the building and add interest to the streetscene. A concern was also raised regarding the infilling of the rear half circular window, as it reads with the decorative features to the rear of the building and its loss would reduce an appreciation of the buildings past function. While not the principal elevation, the rear is viewed from the car park, and a more sympathetic solution was recommended.

Following amendments to the scheme to retain the half-circular window and two of the six chimneys on the front elevation of the building, HDC Conservation were content with the retention of these features as they contribute the buildings character and add interest to the streetscene. As such, no heritage concerns are raised.

### **Residential Amenity:**

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 of the HDPF continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan states that proposals for new/improved community facilities will be encouraged provided the proposal would not have a significant harmful impact on the amenities of surrounding residents and the local environment.

It is considered that due to the location of the building and the established use, there are not considered to be any significant amenity impacts. The proposed works involve alterations to the existing building envelope and do not result in any significant increase in scale, height or massing. There is not considered to be an impact on neighbouring properties. The planning statement states that alterations to windows and external openings have been carefully considered to avoid introducing unacceptable overlooking or loss of privacy. Any new or altered openings do not materially change the relationship between the building and neighbouring residential properties. While it is noted that there are two first floor terrace areas that will be formalised as part of the application, the use of the building is not changing, so it is considered that there would be no increased noise or disruption over and above the existing, and the proposal is in accordance with the above policies.

### **Highways:**

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposed development would not introduce a new use or result in an intensification of the approved use of the site. There are no changes proposed to the existing vehicular access arrangements or parking provision. Due to the application's site location, within walking distance of Horsham Town Centre, it is considered that there are several sustainable transport methods available, such as public transport and to the rear of Drill Hill is Dukes Square Car Park providing car parking spaces. There are no highways issues therefore as a result of the proposed works.

### **Water Neutrality:**

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

### **Other Matters**

#### **Noise:**

An External Plant Noise Assessment has been provided with the application, assessing the potential impact of noise arising from the proposed external mechanical plant including air source heat pumps, air handling units and condenser units. The assessment concludes that subject to a number of design recommendations, such as selecting low noise units, barrier or enclosure and operational controls and duct borne noise, that the proposed development would result in low impact noise, with no significant adverse effect to residential amenity. The report recommended a condition requiring the cumulative rating level of noise from external plant to be limited relative to background sound levels at the nearest noise-sensitive receptors.

## **Biodiversity Net Gain (BNG):**

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

## **Conclusions:**

The application is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

## **Recommendation: Application Permitted**

### **Conditions:**

- 2     **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3     **Pre-Commencement Condition:** Prior to relevant work begins, 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:

- a)     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).

- 4     **Pre-Operation Condition:** Prior to the first operation of the external plant and equipment hereby permitted (comprising the air source heat pumps and air handling unit as shown on approved plan reference 0514-P-003 REVISION A) a report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the cumulative noise rating level of the installed plant, assessed in accordance with BS 4142:2014+A1:2019, does not exceed the representative background sound level (LA90,T) at the worst affected residential window under normal operating conditions. The assessment shall include any acoustic feature corrections required by BS 4142.

The approved measures and/or operational controls (including any acoustic screening, enclosures, silencers and plant settings) shall be retained and maintained in accordance with the approved details thereafter.

Reason: To protect the amenity of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### NOTE TO APPLICANT

##### **Biodiversity Net Gain Condition**

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

**Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.**

##### *Statutory exemptions and transitional arrangements*

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

##### *Irreplaceable habitat*

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

### POSITIVE AND PROACTIVE STATEMENT

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.

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### **Plans list for: DC/26/0367**

(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 |
|-----------------------|---------------------------------------------------------------------------|--------------------------|---------------|
| Roof plan             | Existing Roof Plan                                                        | PD/755/SW/03             | 27.02.2026    |
| Elevation plan        | Existing Elevations                                                       | PD/755/SW/04             | 27.02.2026    |
| Section plan          | Existing Sections                                                         | PD/755/SW/05             | 27.02.2026    |
| Location & Block plan | OS Location & Proposed Block Plans                                        | 0514-P-001<br>REVISION A | 27.02.2026    |
| Floor plan            | Proposed Ground Floor Plan                                                | 0514-P-002<br>REVISION A | 25.03.2026    |
| Floor plan            | Proposed First Floor Plan                                                 | 0514-P-003<br>REVISION A | 25.03.2026    |
| Roof plan             | Proposed                                                                  | 0514-P-004 B             | 24.04.2026    |
| Elevation plan        | Proposed North West and South East Elevations                             | 0514-P-010<br>REVISION B | 24.04.2026    |
| Elevation plan        | Proposed North East and South West Elevations                             | 0514-P-011<br>REVISION B | 24.04.2026    |
| Elevation plan        | Proposed (Coloured) Elevations                                            | 0514-P-020               | 27.02.2026    |
| Supporting Docs       | External Plant Noise Assessment by Goodhand Acoustics dated February 2026 | NONE                     | 27.02.2026    |
| Floor plan            | Existing Basement/Ground Plan                                             | PD/755/SW/01             | 27.02.2026    |
| Floor plan            | Existing First Floor Plan                                                 | PD/755/SW/02             | 27.02.2026    |

### DELEGATED

Case Officer sign/initial      Bethan Tinning      Date: 30.04.2026

Authorising Officer sign/initial

Robert Hermitage

Date: 11.05.2026