Horsham District Council

Mr Matthew Luckhurst
Luckhurst Architecture
29 Cheviot Close
Haglands Lane
East Preston
BN161EX
United Kingdom

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|---|---|
| Our ref: | DISC/24/0279 |
| Your ref: | Lower Stile Barn Conditions |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215 258 |
| If Calling Please ask for: | Shazia Penne |
| Date: | 12th March 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 3,4 and 5 to approved application DC/21/0367**

**Lower Stile Barn Gay Street Pulborough West Sussex**

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

3 **Pre-Commencement Condition:** No relevant work above ground 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 and replacement windows & 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, arches, etc
      - method of opening
      - method of glazing

   ii) Roof details including sections through:
      - roof ridge
      - eaves
      - verges
      - junction between glazed roof and tiled roof and extension gable

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).

**Date of approval - 12th March 2025**

NOTE TO APPLICANT

It should be noted that, while the application seeks to discharge Conditions 4 and 5 within the description, these conditions are regulatory and as such do not require formal discharge.

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 |
|---|---|---|---|
| Plans | Proposed Elevations | LA021_BRO21A | 05.11.2024 |
| Plans | Proposed Window and Link Details | LA021_BRO30 | 20.02.2025 |
| Plans | Proposed Elevations | LA021_BRO20A | 05.11.2024 |

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