Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Wallhurst Manor, Garden Cottage

Address Line 1

Picts Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Cowfold

Postcode

RH13 8AW

Description of site location must be completed if postcode is not known:

Easting (x)

522962

Northing (y)

123599

Description

Applicant Details

Name/Company

Title

mr

First name

Martin

Surname

Bugler

Company Name

Address

Address line 1

Wallhurst Manor, Garden Cottage Picts Lane

Address line 2

Address line 3

Town/City

Cowfold

County

West Sussex

Country

Postcode

RH13 8AW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Mott

Company Name

DMA BUILDING DESIGNS

Address

Address line 1

UNIT 4B

Address line 2

RUDGWICK BRICKWORKS

Address line 3

LYNWICK STREET

Town/City

RUDGWICK

County

Country

Postcode

RH12 3DH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retrospective change of use of building from office to AirBNB

Reference number

DC/23/2230

Date of decision (date must be pre-application submission)

25/04/2024

Please state the condition number(s) to which this application relates

Condition number(s)

1 & 2

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

30/06/2020

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

06/09/2021

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

water neutrality statement was incorrect therefore submitting correct version

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 1
Supporting Statement - Water Neutrality Report by cgs civils dated 13.05.2025 C2825 Rev P6

Condition 2
The installed measures, in accordance with the water neutrality strategy (Water Neutrality Statement by CGS Civils received 13.05.2025) shall be retained as such thereafter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

DISC/24/0195

Date (must be pre-application submission)

22/04/2025

Details of the pre-application advice received

Good afternoon Tracy

The provided information is rather confusing hence why I have not been comfortable to sign this application off.

The email from Shazia on the 21 March, taken from the submitted WNS, appears to illustrate that the harvested water would only be used for 5lpd of outdoor water use, though the Part G calculations from the approved WNS shows an internal use of 30.08l. This is completely at odds with what was approved. As the proposal is reliant on the use of harvested rainwater, the part g for the DISC app needs to marry up with the approved WNS on the DC application- if it is the case that the approved WNS is / was not accurate, and the strategy for the fixtures etc has to be amended, then a section 73 application will needed to vary the condition. If it is the case that what has been installed can be passed with a positive appropriate assessment, the condition can be re-applied to the s73 consent as a regulatory condition, therefore no further DISC app would be required.

I would therefore advise that this DISC app is withdrawn and a s73 application submitted.

I trust that the above clarifies our position on the matter.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☑ Yes
- ○ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ○ Yes
- ☑ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ○ The Applicant
- ☑ The Agent

Title

First Name

Surname

DMA BUILDING DESIGNS

Declaration Date

15/05/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

David Mott

Date

15/05/2025