Horsham District Council

Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Our ref:	DISC/25/0221
Your ref:	25007 - Lamb Inn DOC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	17th September 2025

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 3, 4, 5 and 7 to approved application DC/24/0874

The Lamb Inn, Lambs Green, Rusper, 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 development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
   i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

   The approved details shall be adhered to throughout the construction period.

   Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 17th September 2025

4. **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 17th September 2025

5. **Pre-Commencement Condition**: Prior to the commencement of development an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. All confirmed or suspected asbestos containing materials shall be removed from areas of the development which are to form private dwellings.

   Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 17th September 2025

7. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

   Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 17th September 2025

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 Statement	Planning Statement	25007	10.07.2025
Plans	CONSTRUCTION MANAGEMENT PLAN - Site Plan	25007 4.01 /	10.07.2025
Supporting Docs	Construction Management Plan		10.07.2025
Materials	MATERIALS SCHEDULE	25007	10.07.2025
Supporting Docs	Asbestos Refurbishment Report	C-24595	10.07.2025
Supporting Docs	Drainage Strategy	D2346/DS1.1	10.07.2025
Plans	Proposed Drainage Strategy	000-BPC-WD-ZZ-D-C PL400 P01	10.07.2025
Supporting Statement	Drainage Technical Note		20.08.2025

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