



Planning Statement

Barrowhill Farm, Henfield, West Sussex

Application to discharge pre-commencement conditions 4, 5, 6 and 7, relating to the Housholder Consent approval reference DC/25/1931, for *.'Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof.*

at

Barrowhill Farm, Henfield, West Sussex

Planning Statement

on Behalf of

Mr & Mrs Hayward

July 2026

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany an application to discharge pre-commencement conditions 4, 5, 6 and 7.
- 1.2 The application description reads as follows:
- 'Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof.'*
- 1.3 This statement explains how each of the pre-commencement conditions is appropriately dealt with in the submitted drawings and details.
- 1.4 A separate Discharge of Conditions planning submission has been made for the discharge of the listed building consent conditions. The details supplied for both applications have been developed in unison, and there will be some overlap in the information submitted for both applications.

2. Planning Statement

2.1 The wording of the relevant pre-commencement conditions is as follows:

Condition 4

No relevant works 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 and external doors. These drawings must show:*
- materials*
 - 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*
- ii) Roof details including sections through:*
- roof ridge including fixed glazing.*
 - valleys*
 - eaves*
 - verges*
 - lead flat roof perimeters*
- iii) Internal elevation and section drawings showing wall and ceiling junctions between new ensuite and existing chimney breast, walls and ceiling including positions of exposed timber frame.*

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- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.
 - c) Specification of new brickwork, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.
 - d) Samples or specifications of external materials and surface finishes.
 - e) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
 - f) Specification and/or drawings fully describing method of removal of unauthorised foam insulation including method to protect surviving wattle and daub panels and smoke blackening of timbers.

Condition 5

No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Condition 6

Any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Condition 7

A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements;*
- and*

b) *locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

2.2 In pursuance of discharging condition 4a)i, we believe this is covered within drawings PL.40-PL46 (inclusive).

2.3 In pursuance of discharging condition 4a)ii, we believe this is covered within drawing PL.50.

2.4 In pursuance of discharging condition 4a)iii, we believe this is covered within drawing PL.47.

2.5 In pursuance of discharging condition 4b, we believe this is covered within drawing PL.51.

2.6 In pursuance of discharging condition 4c, we believe this is covered within document labelled '*GH728 Condition 4C and D – External Materials*'.

2.7 In pursuance of discharging condition 4d, we believe this is covered within document '*GH728 Condition 4C and D – External Materials*'.

2.8 In pursuance of discharging condition 3e, the intention is to only replace one set of patio doors and as such no schedule or plans are provided as no alteration work is required.

2.9 In pursuance of discharging condition 4f, we believe this is covered within document '*GH728 Condition 4F – Specification for removal of foam insulation*'.

2.10 In pursuance of discharging condition 5, we believe this is covered within the documents completed by Prometheus Solutions.

2.11 In pursuance of discharging condition 6, we believe this is covered within the documents completed by Sylvan Biodiversity.

2.12 In pursuance of discharging condition 7, we believe this is covered within the documents completed by Sylvan Biodiversity.

3. Conclusion

3.1 The drawings submitted herein are deemed to cover every aspect of the scheme, and provide the information required according to the wording of the conditions. Therefore, the documentation submitted herein will enable each pre-commencement condition to be discharged in full, allowing the works to lawfully commence.