



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2014
11 Market Square, Horsham, West Sussex, RH12 1EU

DESCRIPTION:

Redesign and change of use from commercial to 1no. dwellinghouse, replacement of windows and doors and making good external finishes. (Full Application).

RELEVANT PLANNING HISTORY:

DC/25/2008	Redesign and change of use from commercial to 1no. dwellinghouse, replacement of windows and doors and making good external finishes. (Listed Building Consent).	Pending Consideration
DC/07/0067	Attachment of new electrical cabling to outside of existing building (Listed Building Consent)	Application Permitted on 15.03.2007

DESCRIPTION OF THE SITE

11 Market Square is a Grade II listed building, first listed in 1949. The site is currently used as a commercial premises. The ground floor has been a small shopfront since the early 1800s and in recent years has seen a variety of commercial uses such as a hairdresser and skin and wellness clinic but has remained vacant since December 2024.

The site is accessed directly off The Causeway and is located within the Horsham Town Centre Conservation Area. The property is located adjacent to Bills Restaurant as well as a mixture of residential and commercial properties.

DESCRIPTION OF THE APPLICATION

The application proposes minor internal and external works to reinstate the property to its original function as a residential dwelling. Externally, there are only minor alterations proposed to the external fabric of the building. The historic shopfront will be retained in its existing form. On the western elevation, works will include the replacement of timber-framed windows on a like-for-like basis. Internally, there are minor modifications to change the use of the building to residential. The internal configuration will be altered to relocate habitable rooms and extend and remove existing rooms. The existing staircase will remain as existing.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres

Policy 13 - Town Centre Uses

Policy 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (2019-2031):

Policy HB3: Character of Development
Policy HB4: Design of Development

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 24: Sustainable Transport
Policy 25: Parking

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

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: Comment

Enabling viable uses of heritage assets consistent with their conservation is supported, as it ensures that the building is maintained into the future. However, it is key that any changes required that affect the buildings character as a building of special architectural or historic interest are fully assessed.

The existing front windows should be retained as they do have historic interest. Secondary glazing can be hinged so can be opened if designed to do so. Would also suggest that a timber framed building is likely to have naturally greater air flow than a modern build from chimneys, use of natural materials etc in terms of ventilation.

As a listed building within the conservation area a concern would be raised relating to the insertion of extracts on the front elevation, or any other sensitive elevation. From a heritage perspective there appears to be less justification for the windows to be replaced particularly if secondary glazing can achieve ventilation, or if the building is naturally more breathable due to its building form.

It maybe that this comes down to the decision maker to balance the special interest of the listed building with the needs of other legislation. It may also be that ventilation can be achieved in other ways which would not have the same impact on the listed building.

HDC Conservation (Verbal Response): Comment

Following submission of window details, satisfied for these to be secured as part of the application.

HDC Economic Development: Objection

The application site sits within Horsham Town Centre, where commercial premises play a critical role in sustaining footfall, supporting linked trips, and maintaining the overall vitality and viability of the centre. The permanent loss of active commercial floorspace in this highly visible and accessible location would undermine the economic function of Market Square and weaken the diversity of town centre uses.

While it is acknowledged that other town centre properties have, in some cases, been permitted to change to residential use, the Enterprise Team is concerned about the cumulative impact of such changes. Incremental losses of commercial space, when considered collectively rather than in isolation, risk eroding the critical mass of businesses necessary to sustain a successful and vibrant town centre. Over time, this can reduce footfall, diminish consumer choice, and weaken the resilience of remaining businesses.

From an economic development perspective, the Enterprise Team therefore cannot support proposals that result in the further net loss of commercial floorspace within the town centre, particularly where no clear evidence that the space is no longer suitable or viable for commercial use.

For these reasons, the proposal is considered contrary to the objective of maintaining and strengthening the vitality and viability of Horsham town centre, and the Enterprise Team objects to the application accordingly.

HDC Environmental Health: Comment

The application site is located in immediate proximity to existing commercial uses including restaurants, cafes and public houses.

In order to ensure that the application is properly determined and to show that established businesses will not be prejudiced by the introduction of residential premises at this location, it is recommended that an environment noise survey is provided.

OUTSIDE AGENCIES

WSCC Highways: Comment

The site is located on Market Square, an E-classified, pedestrianised street. The site does not currently benefit from any vehicular access or off-street parking provision, and the application does not propose to alter this arrangement. A nil car parking provision is proposed for the new development.

Under the WSCC Car Parking Standards, two car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. Would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located within the centre of Horsham town, within walking distance from a variety of shops and services, and public transport links. Cycling is a viable option within the vicinity and secure and covered cycle storage should be provided for the proposed dwelling.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection have been received from 1 address, objecting to the application on the following grounds:

- 17th/18th Century historic buildings were not built for modern living
- Impact of noise and disturbance due to existing level of noise and lack of soundproofing

1 letter of Support have been received from 1 address, supporting the application on the following grounds:

- Support the area being principally residential

Neighbourhood Council Comments:

Denne Neighbourhood Council: No Objection

Providing that the Conservation Officer approves of this application then Horsham Denne NC has no objection.

Note the comments of the neighbour regarding the lack of soundproofing and consider this would be the ideal time for improvements to be made.

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 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development on the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused on the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

The Horsham District Planning Framework (HDPF) sets out a spatial strategy which directs growth in the district in accordance with an identified settlement hierarchy, reflected in defined settlement

boundaries. This is reflected by Policy 3 of the HDPF, which states that development will be permitted within towns and villages which have defined built-up areas, and that any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

Given the location of the site within the built-up area boundary of Horsham, the principle of development for residential use is considered acceptable, subject to all other detailed material planning considerations as discussed below.

Loss of Commercial Space

The site is currently in an employment use and therefore consideration must be given to Policy 9 of the HDPF (2015) which states that *redevelopment of employment site and premises outside of Key Employment Areas, must demonstrate that the site/premises is no longer needed and/or viable for employment use.*

HDC's Economic Development objected to the proposal, stating that as the site lies within Horsham Town Centre, the permanent loss of active commercial floorspace in this highly visible and accessible location would undermine the economic function of Market Square. The Economic Development team would not support the application as it would result in further net loss of commercial floor space within the town centre, particularly where no clear evidence that the space is no longer suitable or viable for commercial use.

The marketing evidence submitted as part of this application makes it clear that the building is no longer a viable building to accommodate businesses. With the number of people interested in utilising the site significantly lower than other sites within the Town Centre, which usually receives high level of interest. The feedback indicates that the small, narrow nature of the site, the additional storeys which are seen as a financial burden, as well as the lack of footfall in this area of the Town Centre due to sitting on the edge of the retail centre, and limited parking make it unattractive for commercial use. Therefore, while there was some interest, none of these were successful and the unit remains vacant. The Crickmay Summary of Marketing Report therefore concludes that marketing efforts were undertaken, feedback was received, and it is their professional opinion that the property is currently non-viable in its existing use.

It is acknowledged that the site is considered to provide valuable business accommodation and employment in a sustainable location. However, the marketing summary provided evidences that when the site was marketed, there was no success in interest, so the unit remains vacant. The summary concluded that marketing efforts were undertaken, and it was deemed that the property is non-viable in its existing use. It is recognised that properties within the immediate area are residential, where the proposed use would sit comfortably within this context. While the comments from Economic Development are acknowledged, it is considered on balance, that due to the lack of interest, the unit is no longer viable as commercial. The information submitted is considered sufficient to justify that the existing use is no longer viable, and the proposed for a change of use to residential would be an appropriate alternative use.

Design and Appearance:

Policies 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.

The proposed development seeks minor internal and external alterations to reinstate the property's original use as a residential dwelling. Proposed works are considered to be minimal and will not alter or compromise the historic character of the building and are necessary to enable its intended function as residential. The external modifications involve the replacement of the window and external door on the

eastern elevation. The windows will be replaced with new units to match the existing and painted in the current finish. The staircase will remain as existing. Non-original plasterboard partition will be removed within the first-floor garden, improving functionality and providing a suitable layout. The proposed alterations and amendments are not considered to detract from the building's design and appearance and would preserve the building's historic character through the preservation of the Victorian shopfront.

Heritage:

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form, and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The building is situated in Horsham Conservation Area and is a Grade II listed building. 11 Market Square is understood to date back to the early seventeenth century. The proposed external works would be minor alterations to the external fabric. The historic shopfront would be retained in its existing form. The internal configuration would change to better accommodate a residential use. The existing staircase would remain in situ. The proposed works would reflect the existing style and design. The internal alterations are limited to those necessary and the building's historic character and charm is maintained. The overall impact on the Conservation Area is minimal, where the proposed residential use will secure the building's long-term maintenance and conservation.

The HDC Conservation Officer had no objection to the proposed change of use to the property to residential as it would be a viable use that would enable the building to securely and maintained. The Applicant amended the plans to reflect the staircase to remain as-is, rather than replacing. Further details were also provided with regard to the replacement windows and proposed discreet trickle vents to address ventilation. It is not considered that the proposal would result in harm to the Listed Building or Conservation Area, as it would preserve its character and appearance. Further details were required regarding the replacement of windows on the front elevation to ensure that these would retain the character and heritage of the frontage of the listed building. These details were considered satisfactory by HDC Conservation. The proposal would be a well-contained and sustainable reuse of a vacant listed building, ensuring the long-term preservation and contribution to the character of Horsham's historic centre. The proposed redesign and change of use are considered to preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 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.

The proposed development would involve limited external changes. The structure of the building would remain as existing, and there are no proposed extensions or alterations that would result in amenity harm. The application site is located in immediate proximity to existing residential and commercial uses. It is considered that the introduction of an additional residential use in this location, with other mixed uses, such as commercial and residential, would not result in significant amenity harm.

The submitted Noise Assessment confirms that with mitigation, the proposal would not result in a poor quality environment of future occupiers through noise and disturbance. Further details have been provided with respect the discreet trickle vents to address ventilation concerns, and subject to a condition securing the mitigation measures within the Noise Assessment, the proposal is considered acceptable in terms of amenity for future occupiers.

Highways Impacts:

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

The access arrangements will remain as existing, with pedestrian entry via Market Square. The property has no vehicular access or parking, with the nearest vehicle access located on South Street and The Causeway, approximately 10 metres from the property. The property is situated just off Horsham Town Centre's main high street and therefore benefits from excellent transport links and public car parks, as well as a wide range of shops, services and public facilities. While the lack of parking is less than ideal, it is considered that the location of the site, within Horsham Town Centre, within walking distance of services and amenities, would be sufficient, as cycling, walking and public transport all viable options.

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.

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	100.79	0	100.79
All Other Development	0	100.79	0
Total Gain			
Total Demolition			

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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:** 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/or/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, lintels, etc
 - method of opening
 - method of glazing
 - method of screening to front windows

- b. Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.
- c. Schedule of works for the making good of the cellar including specification of repointing, fully describing the extent of the work, the method of raking-out, the components of the mortar, and the pointing profile.
- d. Details of the proposed paint including its colour to the southern elevation.

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-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the submitted Noise Impact Assessment reference J4165 by Acoustic South East and dated 23.02.2026.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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.

Plans list for: DC/25/2014

(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
Elevation plan	Proposed Front and Side Elevations Windows	3.04	05.06.2026
Supporting Statement	Noise Impact Assessment by Acoustic South East dated 23.02.2026	J4165	25.02.2026
Floor plan	Existing Basement and Ground Floor Plans	1.02	05.12.2025
Plans	Topographical Survey	1.01	05.12.2025
Floor plan	Existing First and Second Floor Plans	1.03	05.12.2025
Roof plan	Existing Roof Plans	1.04	05.12.2025
Elevation plan	Existing Side (East) Elevation	1.05	05.12.2025
Elevation plan	Existing Front and Rear Elevations	1.06	05.12.2025
Floor plan	Proposed Floor Plans	3.01 REVISION B	16.01.2026
Elevation plan	Proposed Elevations	3.02 REVISION A	05.12.2025
Location & Block plan	Location and Block Plan	3.03	05.12.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 22.06.2026

Authorising Officer sign/initial Tamara Dale Date: 22.06.2026