Horsham District Council

Mr Wahiduz Zaman
Rosewood
Cottingham Avenue
Horsham
West Sussex
RH12 5HU

Our ref: DISC/23/0214
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215382
If Calling Please ask for: Robert Hermitage
Date: 5th June 2024

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 condition 1 & 2 to approved application DC/21/2822

T _ S Cake 8 East Street Horsham West Sussex

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

2. **Pre-Occupation Condition**: Any suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor, and a written report detailing these works shall be submitted to and approved in writing by the local planning authority prior to the occupation of the first dwelling. The report shall include details of validation measures undertaken to ensure that all areas where works have been undertaken are free from asbestos.

   Reason: To ensure that no unacceptable risks are caused to humans 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 - 5th June 2024

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	Asbestos Management Survey Report by Airsafe Surveys Ltd dated 09.05.2022		22.09.2023

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

1. **Pre-Commencement Condition**: No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Report. The approved sound attenuation works shall be completed in accordance with the agreed details before the dwellings are first occupied and shall be retained as such thereafter.

   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).

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

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.