Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0133
Palmers Lodge, Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LA

DESCRIPTION:
Approval of details reserved by conditions 3(a) and 3(b) to approved application DC/24/0499.

RELEVANT PLANNING HISTORY:

DC/24/0499	Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).	Application Permitted on 25.06.2024

PLANNING ASSESSMENT
Planning Application DC/24/0500 was granted consent on 3 (a) and (b). This permission was for the following:

Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).

Consent is sought to discharge the details reserved by condition 3 (a) and (b): -

Pre-commencement Condition: *No development other than demolition shall commence above ground floor slab level 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 windows, external doors, rooflights. These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:
- *roof ridge*
- *eaves*
- *verges*
- *flat roof perimeters*

b) Samples or specifications of external materials and surface finishes.

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).

The submitted details have been consulted upon with the Council's Conservation Officer, and are considered to meet the requirements of the above condition. As such, it is considered, that details submitted pursuant to Condition 3 are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0133
(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
Plans	Heritage Conservation Roof Window		23.04.2025
Materials	Reclaimed Keymer Red Tiles		23.04.2025
Plans	Layout and Elevations		23.04.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 09.06.2025

Authorising Officer sign/initial Guy Everest Date: 18.06.2025