

30th April 2026

FAO: Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sir/Madam

LISTED BUILDING CONSENT DC/24/1856 – OLD HOUSE, TISMANS COMMON, RUDGWICK, HORSHAM, RH12 3BW
SUBMISSION OF DISCHARGE OF CONDITION 3 – ARCHITECTURAL DETAILING
PLANNING STATEMENT

Further to the grant of Listed Building Consent DC/24/1856 for the redevelopment of the Old House, associated with the redevelopment of the adjacent Mucky Duck pub (under application reference DC/24/1855), please find enclosed details pursuant to discharge Condition 3.

Condition 3: Architectural Detailing

Condition 3 requires architectural details to be submitted to the Council, as follows:

- a) Drawings to a scale not smaller than 1:5 fully describing:
Roof details of the new extension including sections through:
 - flat roof perimeters
 - parapets
- 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) Samples or specifications of external materials and surface finishes.
- d) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
- e) 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.

Dealing with each in turn.

a) Drawings describing the roof details of the new extension.

The proposed extension comprises a flat roof structure incorporating a perimeter parapet and finished with a sedum green roof system to enhance biodiversity. The architectural details are set out on plans:

Typical Details Old House Abutment and Roof Plan (Ref: 0205 Rev P01)
Typical Details Old House Parapet and Roof Plan (Ref: 0204 Rev P01)

b) Drawings showing internal drainage routes.

The proposed drainage services are shown on the following plan:

Old House Ground Floor Drainage Services (Ref: 909-MBL-DL-GF-CR-M-6008 Rev T2) (NB: plan shows combined ground floor and first floor drainage services)
Old House Ground Floor Mechanical Services (Ref: 909-MBL-OH-GF-CR-M-1008 Rev T2)
Old House First Floor Mechanical Services (Ref: 909-MBL-OH-FF-CR-M-1009 Rev T2)
Old House Ground Floor UFH Services (Ref: 909-MBL-OH-GF-CR-M-2005 Rev T2)
Old House First Floor UFH Services (Ref: 909-MBL-OH-FF-CR-M-2006 Rev T2)

c) Specification of External Materials and Surface Finishes

The proposed external materials and surface finishes are set out within the attached Old House Finishing Schedule.

d) Schedule and annotated plan showing alteration work to existing windows

The details relating to the alterations of the existing windows are set out on the following plan and schedule:

Window and External Door Schedule (Ref: 0182 Rev T01)

General Arrangement Elevation Plan (Ref: 0150 Rev T02)

In addition, the Applicant agreed with the Council's Heritage Officer that a photographic survey would be undertaken to accurately record the condition of each window, to support the sensitive renovation of Old House.

e) Method of incorporating thermal, fire and sound insulation

Given the listed status of Old House, no additional thermal or sound insulation is proposed to the existing historic fabric and the existing construction will be retained.

The approved additions and alterations, namely the closing up of doorways in the existing kitchen and study at ground floor and the new internal walls to form the first floor bedroom (suite 5) and ensuite bathrooms to bedroom ensuites 3 and 4 will be constructed in accordance with the Building Regulations for the proposed hotel use. As such, the historic integrity of the Old House is preserved.

In respect of fire safety, the renovation of Old House will be designed to achieve compliance with the Building Regulations appropriate to the proposed hotel use. A detailed fire strategy will be prepared by a suitably qualified fire specialist and is expected to incorporate measures such as automatic fire detection and alarm systems, appropriate means of escape, Ansul system (or equivalent) over cooking equipment and emergency lighting. The need for fire-resisting construction/compartimentation is not considered to be achievable given the listed status of Old House.

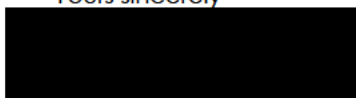
All fire safety interventions will be carefully designed to minimise impact on the historic fabric and significance of the building, and will be developed in consultation with the Council's Heritage Officer. In this respect, the detailed fire strategy will be forwarded to the Council's Heritage Officer upon receipt.

The Applicant's Architect has prepared a note setting out additional construction details to assist the Council.

I trust that the above and attached details are satisfactory and that Condition 3 may now be formally discharged in full.

Should you have any queries, or require any further information, then please do not hesitate to contact me.

Yours sincerely



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DIRECTOR

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Encs