DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0039
Jasmine House, High Street, Henfield, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 2, 3a, 3b and 3c to approved application DC/24/1604.

RELEVANT PLANNING HISTORY:

DC/24/1604	Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Listed Building Consent).	Application Permitted on 19.12.2024

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:

HDC Heritage:

I am satisfied conditions 2, 3a,b & c can be discharged.

PLANNING ASSESSMENT
The Listed Building Consent DC/24/1604 was granted on 19.12.2024. This permission was for the following:

Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension.

Consent is sought to discharge the details reserved by conditions 2, 3a, 3b and 3c: -

Condition 2:
Pre-Commencement Condition*: No external works shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.*

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 information includes detailed plans and pictures outlining the proposed external materials and their specifications, which are considered acceptable having regard to the approved works and the significance of the heritage asset.

Condition 3a, 3b and 3 c:
Pre-Commencement (Relevant Works) 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 roof details including sections through:
- *dormer*
- *stair tower parapet including junction with pitched roof.*

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

c) 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.

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 information includes suitable scale drawings, a window schedule and heritage based information on the thermal, fire and sound insulation. The detailing set out in the submitted information is considered acceptable having regard to the approved works and the significance of the heritage asset.

Recommendation: Application Permitted

Plans list for: DISC/25/0039
(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
Location & Block plan		2403JA_R0_000	14.02.2025
Floor plan		2403JA_R0_001	14.02.2025
Floor plan		2403JA_R0_100	14.02.2025
Floor plan		2403JA_R0_102	14.02.2025
Elevation plan		2403JA_R0_200	14.02.2025
Elevation plan		2403JA_R0_201	14.02.2025
Elevation plan		2403JA_R0_202	14.02.2025
Elevation plan		2403JA_R0_203	14.02.2025
Elevation plan		2403JA_R0_301	14.02.2025
Elevation plan		2403JA_R0_302	14.02.2025
Plans		2403JA_R0_500	14.02.2025
Plans		2403JA_R0_501	14.02.2025
Plans		2403JA_R0_502	14.02.2025

Floor plan		2403JA_R0_101	14.02.2025
Elevation plan		2403JA_R0_300	14.02.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 14/03/2025

Authorising Officer sign/initial Guy Everest Date: 19.03.2025