Horsham District Council

Robin Nugent RIBA IHBC AABC RIBASCA
Robin Nugent Architects
Castle Barn
Castle Lodge
Sedgwick
Horsham
RH13 6QJ

Our ref:	DISC/25/0174
Your ref:	12 Causeway DC LBC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	30th July 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 2 to approved application DC/25/0327

12 Causeway Horsham West Sussex RH12 1HE

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

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, 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, arches, lintels, dormer construction, etc
   - method of opening
   - method of glazing

   ii) Roof details including sections through:
   - eaves
   - verges
   - verges and bargeboards
   - flat roof perimeters
   - parapets

   iii) Proposed staircase

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) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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

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.

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).

Date of approval - 30th July 2025

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
Plans	Door Schedule with 1:5 Details	24877/330	02.06.2025
Plans	New Drainage Route for Proposed En-Suite at Second Floor	24877/334	02.06.2025
Floor plan	Proposed Second Floor - Specification of New Internal Partition Walls	24877/335	02.06.2025
Plans	Proposed Staircase to Loft	24877/333	02.06.2025
Roof plan	Roof Details	24877/332	02.06.2025
Plans	Window Schedule with 1:5 Details	24877/331	02.06.2025

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