Horsham District Council

Ms Julie Cole
High Beech
Mill Lane
Crabtree
Lower Beeding
RH13 6PX
United Kingdom

Our ref:	DISC/25/0171
Your ref:	Discharge of conditions 3 and - High Beech, Mill Lane
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 conditions 3 and 4 to approved application DC/24/0568

High Beech Mill Lane Lower Beeding West Sussex

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 (Slab Level) Condition**: No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

   Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 30th July 2025

4. **Pre-Commencement (Slab Level) Condition**: The outbuilding hereby permitted shall not be erected until details of its foundations, including routing of all service pipes etc, to ensure the preservation of the adjacent trees, have been submitted to and been approved in writing by the Local Planning Authority. The outbuilding shall be installed in accordance with the approved details.

   Reason: to ensure the preservation of adjacent trees in accordance with Policies 31, 32 and 33 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
Details plan	Structural Engineers Calculations		29.05.2025
Site plan	Proposed Position of Garden Building	JC/PGB/24.REV O	29.05.2025
Site plan	Proposed	01	29.05.2025
Materials	Garden Room		29.05.2025

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