Horsham District Council

Miss Caroline Stephens
GOULD BAXTER
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

Bolters 15 Causeway Horsham West Sussex
Basement alterations and refurbishment (Listed Building Consent)

Your application DC/24/0163 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Miss Caroline Stephens
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RH16 1HE

Application Number: DC/24/0163

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

On behalf of: Ms Slade

In pursuance of their powers under the above-mentioned Acts, the Council hereby GRANT Listed Building Consent for the following works:

Basement alterations and refurbishment (Listed Building Consent)

Bolters 15 Causeway Horsham West Sussex

in accordance with the details specified in your Application No. DC/24/0163 submitted to the Council on 31/01/2024 and subject to due compliance with the conditions and plans/documents specified hereunder.

1 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Regulatory Condition**: The development shall be carried out in strict accordance with the materials and finishes and colours to be used for the walls and floor contained within the Cover Letter dated 10/04/2017, as approved under planning application reference DISC/17/0145.

Reason: 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).

3 **Regulatory Condition**: The development shall be carried out in strict accordance with the materials and samples of such materials and finishes and colours to be used for flues, vents, extracts and the sump pump of the proposed utility room contained within the Cover Letter dated 10/04/2017, as approved under planning application reference DISC/17/0145.

Reason: 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).

4 **Regulatory Condition**: The development shall be carried out in strict accordance with the methodology statement identifying the impact on the proposed plumbing and drainage system contained within the Cover Letter dated 10/04/2017 as approved under planning application reference DISC/17/0145.

Reason: 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).

5 **Regulatory Condition**: The development shall be carried out in strict accordance with the Historic Building Recording & Archaeological Watching Brief Written Scheme of Investigation (by Archaeology South-East reference 170277 dated March 2017) as approved under planning application reference DISC/17/0145.

Reason: To ensure appropriate investigation and recording of buried archaeological Heritage Assets on the site before or during new building, infrastructure and landscaping works.

6 **Regulatory Condition**: At all times during the progress of the work for which listed building consent is hereby granted adequate measures shall be taken to protect the remaining part of the listed building from collapse and/or structural damage.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: All making good shall be carried out in traditional materials and finishes to match the existing building.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		PL.20	29.01.2024
Floor plan	Proposed Basement and sections	PL.21	29.01.2024
Floor plan	Existing Basement, first and Second	EX.02	29.01.2024
Elevation plan	Existing and section	EX.03	29.01.2024
Floor plan	Existing basement	15C- 1 REV A	31.01.2024
Floor plan	(Foundation Works), as proposed	15C-2 REV A	31.01.2024
Floor plan	Proposed High Level Structural Works	15C-2 REV A	31.01.2024
Details plan	Works adjacent to party wall, as proposed	15C-Drg PW14 REV A	31.01.2024

Details plan	Works adjacent to party wall, as proposed	15C-Drg PW16 REV A	31.01.2024
Supporting Docs	Waterproofing product	none	29.01.2024
Supporting Statement	Archaeology Summary	none	29.01.2024
Design & Access Statement	and Heritage	none	29.01.2024
Supporting Docs	Cavity drain membrane information	none	29.01.2024

Note to Applicant
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Emma Parkes
Head of Development and Building Control

Date: 27/03/2024

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.