Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0676
37 East Street, Horsham, West Sussex, RH12 1HR

DESCRIPTION:

Retention of existing restaurant and take away use with extraction flue on rear elevation. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/21/0223	Replacement of first and second floor windows to front elevation.	Application Permitted on 11.05.2021
DC/21/1666	Change of use of ground floor to form a restaurant (Class E) and takeaway (sui generis) (retrospective)	Application Refused on 01.05.2024
EN/24/0168	Change of use of ground floor to form a restaurant (Class E) and takeaway (sui generis) following refusal of DC/21/1666	Application Received. Case closed.

DESCRIPTION OF THE SITE

The application site is located on the northern side of East Street, within the built-up area and town centre of Horsham. The application site forms a ground floor retail unit that is part of a row of early 20th-century commercial properties of similar style, with residential units above. The building has a rear entrance and yard area, which provides direct access onto Park Place for waste storage and collection. East Street itself is arranged over three floors and is characterised by a variety of uses, including retail, commercial, takeaway establishments and restaurants. The parade to the west of the site features a mixture of different shopfront designs and colours. The site lies within the Horsham Town Centre Conservation Area; however, the building is neither statutorily nor locally listed.

DESCRIPTION OF THE APPLICATION

Full retrospective planning permission is sought for the retention of the existing restaurant and take away use with an extraction flue on the rear elevation. The site was previously used as a bathroom/plumbing goods shop, however, in November 2024 the premises was converted into a pizza takeaway and restaurant, part of the Fireaway Chain. The use would incorporate both takeaway services and provide a suitable amount of internal seating for customers. This application solely relates to the use of the premises and installation of extraction flue, with the illuminated shop front fascia and projecting sign, requiring separate Advertisement Consent. An applicable Informative has therefore been attached.

This application follows on from the previously refused application, DC/21/1666, which sought consent for the same proposals. It is noted within the Officer's Report that the local economy would benefit from by establishing a further business within the local area and creating additional local employment opportunities, therefore complaint with Policies 12 and 31 of the HDPF. Furthermore, the officer concluded that the proposal would not be out of keeping with the prevailing character and appearance of the locality with similar amenity impacts and no severe impact to the highways network were

envisaged. However, DC/21/1666 was refused as insufficient information was provided to allow the LPA to be certain that the proposed use would not increase water consumption and associated abstraction impacts and therefore would not adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan 2019-2036
HB1: Location of Development
HB3: Character of Development
HB4: Design of Development
HB6: Retaining and Enhancing the Vitality and Viability of Horsham Town Centre
HB9: Protecting Existing and Encouraging New Commercial Premises and Land

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 9: Water Neutrality
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 36: Town Centre Uses

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Shaping Development in Horsham District
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection

The proposal will not impact the Conservation Area.

HDC Environmental Health Team: Objection

Initial Consultation:

The Council's Environmental Health Team has raised concerns regarding potential odour and noise impacts arising from the operation of the premises.

Secondary Consultation:

The team advises that these matters can be appropriately addressed through a high-level flue discharge and the submission of further technical details, including acoustic information, secured by recommended conditions.

OUTSIDE AGENCIES

None received

PUBLIC CONSULTATIONS:

Representations:

2 letters of Objection have been received from 1 address, objecting to the application on the following grounds:

- Current extraction system and flue inadequate in the prevention of fumes and nuisance odours
- Noise impact on neighbouring amenities, through the operation of the premises, including staff, cooking, music
- Insufficient noise impact assessment
- Pest infestation issues through overflowing waste bins
- Blockage of drains with fats and food particles
- Ineffective windows/doors which offer little acoustic insulation

Parish Comments:

Horsham Denne Neighbourhood Council: Objection

HDNC has concerns regarding noise and odour impacts on the nearby residential properties. The comments from the Environmental Health Team are noted, but the assessment was carried out without the air condenser working. Until Environmental Health Team are satisfised that all mitigations measures are in place, HDNC objects.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 2 of the HDPF states that in order to maintain the district's unique rural character, development should be focused in and around the key settlement of Horsham, recognising and developing Horsham town's role as the primary town for the District. Policy 5 seeks to promote the prosperity of Horsham town and maintain and strengthen its role as the primary economic and cultural centre in the District, and the wider economic area.

Policy 7 seeks to ensure sustainable employment development across the district, through the growth of existing sites. Policy 9 seeks to protect employment land by resisting the loss of viable employment floorspace unless it can be demonstrated that the site is no longer needed or suitable for employment use, and that an alternative use, such as the proposed restaurant/takeaway, would not undermine the wider employment function of the area.

Policy 12, 'Vitality and Viability of Existing Retail Centres', recognises the development hierarchy for the District, seeking positive measures to improve Horsham Town Centre as the primary centre, so that it can continue to be the prime focus for community life. This will be achieved through; maintaining a diverse range and choice of suitable uses, well design and maintained attractive public realm, encouraging viable sustainable uses, vibrant and regulated evening economies and support for improvements in retailing activity.

Policy 13, 'Town Centre Uses', seeks to reinforce the vitality, viability and character of Horsham Town Centre, provided the proposals are of an appropriate scale, is well connected and improves the character, quality and function of the centre. Applications for cafes or restaurants (Class E) along with takeaways (Sui Generis), must also demonstrate appropriate controls for emissions, refuse and insulation.

Policy HB1 of the HBBNP states development should be focused within the built-up area boundary, HB6 details there is a need to maintain the economic health, vitality and viability of the Town Centre, with development proposals of a mixed use, including retail, normally being supported within the Town Centre. Policy 9 furthers this, acknowledging the need to protect existing commercial premises which provides employment and proposals that support or enhance existing businesses delivering a net gain in employment in sustainable locations and enabling businesses to grow will be supported.

The application site is located within Horsham Town Centre and within the Primary Shopping Area. Prior to the restaurant (Class E) and takeaway (sui generis) use of the premises, the premises was empty. The retention of this use is considered acceptable given the variety of uses in the immediate town centre vicinity and the proposal is therefore supported by Policies 12 and 13, through enabling a vacant unit to be filled and contributing to the vitality and viability of the existing retail centre. As such, there would be no conflict with the employment policies of the HDPF for reason to refuse the application.

Furthermore, the premises has been operating since November 2024, a period of five years, during which time it has become an established commercial use within Horsham Town Centre. The continued occupation of the premises demonstrates the viability of the use and supports the objectives of Policies 12 and 13 of the HDPF by maintaining an active town centre use within the Primary Shopping Area. The proposal therefore represents the retention of an established and appropriate town centre use.

Under the previous application, DC/21/1666, HDC's Economic Development Team were consulted and commented in support of the application, stating that the proposal would enable a vacant unit to be filled and build on Horsham's existing food and drink offer. In addition, stating that the proposal would bring benefits to the local economy by enabling another business to become established within the local area and creating additional local employment opportunities.

In conclusion, the proposal is considered acceptable and in accordance with the above policies.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy HB3 of the HBBNP states the design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Policy HB4 states development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment.

This application solely seeks retrospective consent for the retention of the existing restaurant and take away use with extraction flue onto the rear elevation. This stainless-steel flue, with a diameter of 0.25metres and which exceeds the height of the existing ridgeline by approximately 1 metre, is not readily viewable from the street scene. With the location and scale in mind, the flue does not result in a prominent visual impact, therefore the impact on both the building and the conservation area in which this building is located, is minimal. Furthermore, there are other examples of similar flues in the locality, of which it is not uncommon given the associated use.

The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The comments from the objector and the Parish Council are noted, with the concerns centring around the inadequacy of the extractor and flue system in the prevention of fumes, odour and noise impacts on the neighbouring residential properties. The Council's Environmental Health Team have raised concerns regarding submitted arrangements, noting that the submitted design relies on passive dispersion only and does not incorporate any active odour abatement measures. To avoid the potential for cooking odours to impact neighbouring residential properties, the extraction system should be amended to incorporate appropriate active odour control techniques. Furthermore, concerns have been raised regarding the potential for noise disturbance arising from the operation of the premises, such as

the kitchen extraction and ventilation equipment, the arrival and departure of delivery vehicles, and general operational noise associated with the use. The Environmental Health Team has requested that an acoustic assessment be submitted to demonstrate that noise impacts can be appropriately mitigated.

It is noted, however, that under the previous application, the Council's Environmental Health Team raised no objection to the proposals, following the submission of a Noise Impact Assessment, along with details of the proposed flue, oven and fan specifications. At that time, the Environmental Health Team sought the imposition of suitable conditions to ensure the development was carried out in accordance with the mitigation measures set out within those submitted documents.

Following a further consultation on the current application, the Council's Environmental Health Team has confirmed that a high-level flue discharge would be acceptable in principle to address the identified concerns. On this basis, the Environmental Health Team has recommended conditions requiring the submission of further technical details within three months of the date of this permission.

Concerns have also been raised regarding the noise associated with delivery vehicles and general operational activity. The proposed use would be reflective of existing uses in the area and in close proximity, and as such it is not expected to represent a departure to the prevailing activity within the town centre which would warrant refusal on the basis of adverse impact on neighbouring amenity. Furthermore, both opening hour and delivery conditions are recommended, to further negate these concerns.

With the above in mind, and subject to the satisfactory discharge of the recommended conditions to the satisfaction of the Council's Environmental Health Team, the development is not considered to result in unacceptable harm to neighbouring residential amenity and is therefore in accordance with Policy 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

Under DC/21/1666, the Local Highways Authority did not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site. The LHA did not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network and would not be contrary to the NPPF (para 116).

Given the proposed nature and use of the proposal, it is not anticipated that the development will have an unacceptable impact on highway safety, and it is therefore considered that the proposal would accord with Policy 40 and 41 of the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Archaeological Notification Area:

It is recognised that the site is a located within an Archaeological Notification Area related to the Horsham Town Medieval Core, Horsham. However, given the established context of the area and the nature of the proposal, it is considered unlikely that the proposal would result in an adverse effect on archaeological remains.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusion:

The consent would enable the continued operation of an established restaurant and takeaway use within Horsham Town Centre, contributing to the town's existing food and drink offer and supporting the vitality and viability of the Primary Shopping Area. The use has been operating since November 2021 and has become an established town centre function, supporting local employment and the local economy. Given the town centre location and the presence of similar uses nearby, the proposal would not be out of keeping with the prevailing character of the area and would not give rise to amenity impacts that would warrant refusal. No severe impact on the highway network is envisaged.

While concerns have been raised by the Council's Environmental Health Team, it is considered that these matters can be appropriately addressed through imposing conditions requiring further technical details and mitigation measures. Subject to compliance with the recommended conditions, the proposal is not considered to result in unacceptable harm to neighbouring residential amenity and is therefore acceptable in principle.

The proposal is considered to accord with both national and local policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: Within 1 month of the date of this permission, full details and specifications of kitchen fume extraction and filtration equipment, and ongoing maintenance plan, shall be submitted to the local planning authority for its approval in writing. The scheme of filtration shall take account of the odour risk as assessed in accordance with Appendix 3 of the EMAQ Control of Odour and Noise Guidance and shall include supporting external and internal elevational drawings and plans of the ventilation layout. The approved fume extraction and filtration equipment shall be installed within 3 months of the approval of the details and shall thereafter be retained and maintained in working order for the duration of the use in strict accordance with the approved details.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: Within 1 month of the installation of the fume extraction and filtration equipment approved under condition 2, an assessment of the acoustic impact arising from the operation of the plant shall be submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS4142: 2014 (or subsequent superseding equivalent) and other relevant measures and shall include a scheme of attenuation measures to ensure the cumulative noise rating level emitted from the site is 5 dBA less than background. Any additional steps required to mitigate the noise impact shall be identified. Any mitigation where relevant shall be implemented within 1 month of the approval of the details and retained and maintained in working order for the duration of the use in strict accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The premises shall not be open for trade or business except between the hours of 08:00-23:00 Monday to Sunday (inclusive of bank holidays).

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: No deliveries shall take place on the site expect between the hours of 08:00-18:00 Monday to Friday, and 09:00-13:00 on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No externally located plant or equipment, other than the extractor flue hereby approved, shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of nearby properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that the kitchen fume extraction and filtration equipment as required by condition 2 shall be a high level discharge and shall be contained internally within the building and approved flue. If external plant or equipment, or changes to the flue, are required, these will require the benefit of planning permission.

NOTE TO APPLICANT
Advertisement Consent Required
This permission does not authorise the display of advertisements shown on the approved plans, for which separate consent is required under the provisions of the Town & Country Planning (Control of Advertisements) Regulations 2007.

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
   impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0676
(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
Floor plan	Existing and Proposed and Site Plan and Floor Plans	EAS37/25/03	24.04.2025
Elevation plan	Existing and Proposed - Elevations	EAS37/25/04	24.04.2025
Elevation plan	Existing and Proposed, Shop Front and Sign Detail	EAS37/25/05	24.04.2025
Location plan	Location Plan	EAS37/25/06	24.04.2025
Floor plan	Pre-Existing - Site Plan and Floor Plans	EAS37/25/01	24.04.2025
Elevation plan	Pre-Existing Elevations	EAS37/25/02	24.04.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 18/02/2026

Authorising Officer sign/initial Tamara Dale Date: 23/02/2026