PLANNING COMMITTEE REPORT

TO:	Planning Committee
BY:	Head of Development and Building Control
DATE:	22nd July 2025
DEVELOPMENT:	Erection of a single storey side extension into existing gym.
SITE:	Horsham Amateur Boxing Club, North Parade, Horsham, West Sussex RH12 2BH
WARD:	Denne
APPLICATION:	DC/25/0412
APPLICANT:	**Name:** Mr John Essex **Address:** North Parade Car Park, North Parade, Horsham, RH12 2BH

REASON FOR INCLUSION ON THE AGENDA: The application site is owned by Horsham District Council.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This application seeks planning permission to erect a single storey side extension to the existing Boxing Club / Gym building within Horsham Park that is owned by Horsham District Council and let to Horsham Amateur Boxing Club. This site has been let to the Amateur Boxing Club for the last 22 years and provides boxing classes and boxing fitness classes for children from 9 years upwards to all levels of adult ability.

1.3 The Boxing Club is a popular community asset and is now looking to increase the size of the building to allow a greater area, with improved quality facilities, for indoor training. The extension proposed is located on the northern side of the building and be a flat roofed single storey structure with a mixture of timber cladding and brickwork to match the existing building and will provide an additional 60m2 of floorspace for the Boxing Club.

1.4 Parking provision for the Boxing Club will continue to be provided through the use of the North Parade Car Park (Pay and Display) or other nearby car parks serving Horsham Park. Access to the Boxing Club is gained via an existing footpath from the car park.

1.5 Planning permission was granted under DC/21/0333 in June 2021 for the same development proposed under this application. This has now expired and this application seeks to renew this permission for another three years.

DESCRIPTION OF THE SITE

1.6 The application site is situated within Horsham Built Up Area Boundary and is located immediately North of the North Parade Car Park close to the western boundary of Horsham Park. To the west of the building is the grade 2 listed estate wall which formed the boundary to Horsham Park when it was a private estate garden and still denotes the western boundary of the now public park.

1.7 The building subject to the application is functional in its appearance with a flat roof and brick and timber clad elevations. It sits within a mostly open site consisting of grass, flower beds and trees and is adjacent to one of the footpaths that meanders around the edge of the path leading to Horsham Town Centre from the Trafalgar / West Horsham border.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Horsham Blueprint Neighbourhood Plan:
Policy HB3: Character of Development
Policy HB4: Design of Development
Policy HB12: Encouraging Sustainable Movement
Policy HB13: Provision of Sport, Leisure and Recreation Facilities

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/20/1349	Erection of a single storey side extension to existing gym.	Withdrawn Application on 13.08.2020
DC/21/0333	Erection of a single storey side extension to existing gym.	Application Permitted on 06.07.2021
DISC/21/0308	Approval of details reserved by conditions 3, 4 and 5 on application DC/21/0333.	Application Permitted on 18.01.2022

3. OUTCOME OF CONSULTATIONS

3.1 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.

INTERNAL CONSULTATIONS

3.2 **HDC Arboricultural Officer:** Comment
From the submitted documents their appears to be no significant changes between this submission DC/21/0333. If this is the case the Arboricultural comments would remain the same as DC/21/0333. These are reproduced below:

'The only tree in the area that would be affected by this proposal is the Maple, which is located to the north of the proposed extension. The tree is situated at a distance of 9.2m from the existing building, it has a DBH at 1.5 above ground level of 604mm this gives it a Root Protection Area of 7.2m in all directions, and would place a high percentage of the RPA under the new extension. BS 5837 'Trees in relation to design, demolition and construction - Recommendations' [2012], paragraph 5.3.1 states, "The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s)".

For this proposal to be construed in a manner that ensures the disruption to the trees roots is kept to a minimum; they would need to use a specialist foundation, such as, a pile foundation system with the concert floor suspended off the ground. A slab or raft foundation would not be suitable as this would result in an unactable amount of soil compaction, and overtime this would result in damage to the tree and possibly early mortality.

- *Any excavations within the RPA should be undertaken carefully, using hand-held tools.*
- *If any roots are exposed during the work these, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible.*
- *Prior to backfilling, and retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before the soil or another suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.*

- *The post holes would need to be lined with a non-permeable material or sheath i.e. a plastic membrane, to protect the soil and any adjacent roots from the potentially toxic effects of uncured concrete.*

Some minor facilitation pruning would need to be undertaken before the works begin to prevent some of the branches from interfering with the building's roof. There are three low lateral branches on the northern side of the trees; these would need to be taken back to the point of attachment to BS 3998 Tree Work – Recommendations 2010 standards to allow for a reasonable amount of clearance between the roof and the branches. This would still leave the higher branches on the southern side of the tree over the building. If the applicant was still concerned about this, further surgery in the form of sympathetic 1 to 1.5m all-around crown reduction would help with this, but due to the location of the proposed extension, part of the tree's crown will always be located over the building's roof.'

3.3 **HDC Conservation:** No Objection
It would appear that the above application reflects that of the previous approval DC/21/0333. If this is the case the conservation comments would remain the same as DC/21/0333. These are reproduced below:

'The existing boxing club is a functional, unobtrusive building with a flat roof and brick and timber clad elevations. The building is situated close to the western boundary of Horsham Park. To the east of the building is the grade 2 listed estate wall which formed the boundary to Horsham Park. The wall is described within the HE listing as; Estate walls to Horsham Park. 2 surviving lengths of walls around the grounds of Horsham Park. Probably C18. Section along North Street to east of the house. Approximately 5 to 6 ft high. Dressed Forest stone blocks with stone capping. Section along North Parade to west of the grounds. Approximately 5 to 6 ft high. Random stone with projecting round-topped coping and plain flat pilasters. Similar to the estate wall of Springfield Park which runs parallel on the opposite side of North Parade. Horsham park, the stables, granary, outbuildings and estate walls form a group.

Horsham Park originally formed the private estate gardens of Park House and became a public park in 1928 when the land and Park House was purchased by Horsham Urban District Council from the Hurst family. Further land was added to the park in 1949.

It is considered that the proposed extension although not architecturally interesting would be in keeping with the existing building, and would not detract from the setting of the listed wall. No objection would therefore be raised'.

3.4 **HDC Economic Development**: Support
'We support the business seeking to extend the size of the building following their updated welfare facilities (allowing equal access for all) and increased presence on social media.

Our local businesses need support (Economic Prospectus Guiding Principle – Nurturing Business Development) to become more productive and resilient to facilitate long-term economic growth. Supporting change that allows a greater area for training will increase customer numbers and support this and other local businesses thereby bringing benefits to the local economy'.

3.5 **HDC Environmental Health:** No Objection
'*This department have no objections to this application in principle, however, there are some residential properties in Parsonage Road. To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls.*

1. *The generation of amplified sound (music, Tannoy's, etc) shall be inaudible at the boundary of the application site.*

2. *No externally located plant shall be installed or operated without the prior written approval of the local planning authority. The hours of operation shall be restricted to the permitted operational hours granted.*
3. *The applicant must ensure that any external lights or illuminated signs are positioned to minimise light trespass and glare into neighbouring residential properties. Before permission is granted, the applicant must submit a Lighting Plan.*

Construction:

1. *Hours of construction activities (including deliveries and dispatch) should be limited to:*
    - *08.00 – 18.00 Monday until Friday,*
    - *09.00 – 13.00 Saturdays*
    - *No activity on Sundays or Bank Holidays.*

2. *A licensed waste removal contractor should remove all clearance debris and construction waste from site.*

3. *Adequate controls must be in place to control dust.*

4. *No burning of materials should take place on site.'*

3.6 **HDC Property:** Comment
'The Boxing Club are HDC Tenants and will need permission from us as well as Planning'.

3.7 **HDC Leisure**
Horsham Boxing Club currently provide a range of activities for its core membership which include young people and our older population wishing to improve health. At the moment their current facility does not have sufficient capacity to accommodate its existing members within these sessions which means that they either have to run and organise duplicate sessions or split some of the sessions with some participants exercising outside; both of these scenarios have resource implications for the club.

At a recent meeting with the club, which involved two local ward members, the club categorically stated that the application for an extension was to improve facility for its current membership rather than attract new members.

OUTSIDE AGENCIES

3.8 **Natural England**: (standing advice) Objection
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

3.9 **Southern Water:** No Objection

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

3.10 **WSCC Highways:** No Objection
This application seeks the erection of a single-storey side extension to existing gym. The site is located on North Parade, a B-classified road subject to a speed restriction of 30 mph. The application proposals appear to be identical to those of previously permitted application DC/21/0333, of which WSCC was a consultee for, raising no highway safety concerns. Given no changes are proposed, the LHA would raise no concerns to the current submission. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

3.11 **NatureSpace (Newt Licencing Scheme)**: No Comments
'The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.'

PUBLIC CONSULTATIONS

3.12 Representations:
One letter of support has been received. This highlights the importance of the Boxing Club as a Community Asset and that the extension will not have a negative impact on Horsham Park.

3.13 Parish Comments:
Horsham Denne Neighbourhood Council: Objection to location of cycle storage.
Horsham Denne NC has no objection to the proposed extension but is concerned about the proposed location of the cycle storage. Although the building will be relatively unobtrusive in the Park, bicycles stored outside will make it more apparent.

HDNC considers there should be provision of cycle storage in the nearby North Parade car park. Therefore HDNC objects to the proposed location of the cycle storage

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6 PLANNING ASSESSMENTS

Principle of Development

6.1 Policy 43 of the Horsham District Planning Framework 'Community Facilities, Leisure and Recreation' seeks to retain and enhance existing leisure facilities particularly where they meet the needs of local communities. This is particularly when they are in accordance with the Development Hierarchy.

6.2 The Horsham Amateur Boxing Club have been located at the North Parade/ Horsham Park site for 22 years where they have provided a successful and viable community sports facility for the local community. The Club has continued to grow in popularity and as a result of this they are looking to increase the size of the building to allow a larger internal training area and improved facilities for their existing customers.

6.3 Horsham Park was designated as an Asset of Community Value in September 2024. An asset of community value is a building or piece of land that is used to further the social wellbeing or interests of the local community. This designation specifically states the importance of the existing recreational facilities within the park and the opportunities for physical and leisure activities. The boxing club aligns with the purpose for this designation.

6.4 The application site is otherwise within the built-up area of Horsham, and within a central location, where the principle of development on the site would be supported by Policies 3 and 43 of the HDPF subject to all other material considerations.

Design and Appearance

6.5 Horsham District Planning Framework (HDPF) Policies 32 and 33 seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.

6.6 The existing Boxing Club is a functional, unobtrusive building with a flat roof and brick and timber clad elevations. The extension will measure 5 metres deep and 12.1 metres wide and be situated to the north elevation of the existing building. It is considered that the proposed extension although not architecturally interesting would be in keeping with the existing building, and would not harm the setting of the nearby listed wall or the openness and visual quality of Horsham Park.

6.7 This proposal it is not considered to be harmful to the surrounding setting or the existing building and there are not considered to be design grounds to refuse this application.

Amenity Impacts

6.8 Policy 33 of the HDPF, Development Principles, seeks to ensure that proposals avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development.

6.9 This is an existing site that has operated from this location for over 20 years. This modest extension is not considered to impact on the amenity of users of Horsham Park substantially above what is already there.

6.10 Due to the relative proximity of residential dwellings on North Parade, Environmental Health have suggested some conditions to be placed on the permission if it is to be granted. These include no external plant without prior consent, no external security lighting or illuminated signage without prior consent, restricted delivery hours, restricted construction hours and further advice on the removal of asbestos, using a licenced waste removal contractor and the burning of materials. Given the location of the building in the public park at a good separation from nearby dwellings it is not considered that conditions restricting delivery hours is necessary. Matters relating to removal of material from the site are controlled under separate legislation, and informatives can be applied to advise the applicants accordingly. In the interests of the visual amenity of the site conditions to restrict external lighting, external plant, and construction hours are considered necessary and appropriate. Consistent with the original expired permission, subject to these conditions, the proposal would accord with policy 33 of the HDPF.

Highways and Parking Impacts

6.11 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.

6.12 The application site does not benefit from any private parking provisions. However, the site is located adjacent to North Parade Pay and Display Car Park that currently suitably caters for parking demands. The applicant proposes that most of the customers of the site are local, of which most either use bikes or proceed on foot. Because of this, the parking provision is considered acceptable. Cycle parking provision will be provided to the front of the building. Whilst it is acknowledged that Denne Neighbourhood Council have concerns with this position, provision of cycle parking within the HDC car park would be outside of the applicant's control outside of the red line boundary of the application, and it is unclear if there would be capacity. The cycle storage will be covered and secure, and finished in green to blend with the Park surroundings. This is in line with details approved for the previous application.

6.13 The proposal for a small extension to the gym would not be anticipated to generate a high number of trips to the site in its current form and as such this proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Impact on Trees

6.14 It is noted that there are a number of trees adjacent to the building. Of particular note is a large maple tree located to the north of the proposed extension. The tree is situated at a distance of 9.2m from the existing building and the Root Protection Area (RPA) is calculated as 7.2m in all directions. This places a high percentage of the RPA under the new extension.

6.15 For this proposal to be construed in a manner that ensures the disruption to the trees roots is kept to a minimum; the applicants would need to use a specialist foundation, such as, a pile foundation system with the concert floor suspended off the ground. A slab or raft foundation would not be suitable as this would result in an unactable amount of soil compaction, and overtime this would result in damage to the tree and possibly early mortality. It is therefore recommended that a pre-commencement condition is attached to the planning permission that requires details of the proposed foundations to ensure the Maple tree is protected.

6.16 The Council's Arboricultural Officer has commented on the previous application and confirmed that these comments still apply. He confirms that there are also three low lateral branches on the northern side of the tree that would need to be taken off at the point of attachment to ensure they do not interfere with the building's roof. This would still leave the

higher branches on the southern side of the building over the building and further sympathetic surgery may be appropriate to reduce the crown- although part of the crown will always be located over the building's roof. The Council's Arboricultural Officer has raised no objection to these works and overall it is not considered that relatively minor work to this tree would result in a level of harm that would justify the withholding of permission. To ensure appropriate works to the tree are carried out a condition is recommended to require an Arboricultural Method Statement prior to commencement of any development.

Water Neutrality

6.17 Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advises the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

6.18 In assessing the impact of development on protected habitat sites such as those in the Arun Valley, decision makers must, as the competent authority for determining impact on such sites, ensure full compliance with the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations). The Regulations require that a Habitats Regulations Assessment (HRA) be carried out to determine if a plan or project may affect the protected features of a habitats site, before the grant of any planning permission. Section 70(3) of the Regulations requires that planning permission must not be granted unless the competent authority (Horsham District Council) is satisfied that the proposed development will not adversely affect the integrity of the affected habits site. Section 63 of the Regulations sets out the process by which an HRA must take place.

6.19 The applicants have stated that the current space for the existing users is insufficient to provide the quality of training that they would like to provide. This extension is not intended to provide additional space for additional customers, but to provide better space for the existing users at the club. At present, there is not enough space, and groups of users often have to wait for their turn on the apparatus as there is not enough space for everyone to train at the same time. There is therefore no clear or compelling evidence to suggest the improved facilities provided by the proposed development would result in a more intensive use of the facility necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects.The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG)

6.20 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 may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

6.21 The applicant has stated that they intend to purchase units from a registered offsite habitat bank or credits from the national biodiversity credit scheme, which equate to a 10% net gain, and no s106 is required. A statutory condition applies as is standard across all development. The discharge of the BNG Plan will confirm that these units/credits have been purchased. The habitat bank will be responsible for monitoring over the 30 yrs.

Conclusion

6.22 Overall the proposed extension would represent a welcome expansion to a well-established community facility close to the Town Centre. The extension would be acceptable in terms of the impact on neighbouring amenity and highways matters and with the recommended conditions would not have an unacceptable impact on the nearby tree. The proposal would not be out of keeping with the surrounding area and the prevailing character of the park, and would not harm the setting of the adjacent listed wall, in accordance with Policy 43, 25, 32, 33 and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

7.1 To approve planning permission subject to the following conditions:

Conditions:

1 **A List of the Approved Plans**

2 **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.

3 **Pre-Occupation Condition**: Prior to first use of the extension, secure cycle parking spaces shall be provided in accordance with approved 'Cycle Provision' Plan. The approved facilities shall be retained as such thereafter.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement (Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement, Challice Consulting Ltd, 21st September 2001 Ref AR4763).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The development shall be implemented and thereafter carried out at all times strictly in accordance with the details provided in the foundation scheme 'B'

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).

6 **Regulatory Condition**: No externally located plant or equipment 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 the nearby neighbours and users of Horsham Park and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: No external lighting, floodlighting, or illuminated signage shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

9 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

BNG Statutory Condition