Metricab Power Engineering ltd,

Sedgewick Lane, Horsham,

RH13 6QE,

Supporting Statement to accompany the Application for a

Certificate of Proposed Use and Development .

1.0, Introduction,

1.1,a Certificate of Lawful Proposed Use or Development is sought from Horsham District Planning Authority under section 192 of the Town and Country Planning Act 1990 to confirm that a development which was permitted in 2005 (Ref DC/05/2013) and implemented in part can be completed without the need to apply once again for planning permission.

1.2, the applicant believes that with the implementation of the planning permission which permitted a two storey office and storage development scheme ,this therefore exists in perpetuity. In adopting this position it is however felt necessary to have this confirmed before completing the delayed scheme and accordingly formal confirmation is now sought.

1.3,it is respectfully requested that the information set out in this statement is read in conjunction with the application details that are submitted.

2.0, Background Matters,

2.1,Metrlcab Power Engineering Ltd purchased the property Riverside House in 1994. The company had relocated from Dulwich in South London to Horsham in 1990 , their intension being to centralise all the company's operations in one location and be closer to their clients and areas of work .

2.2,Following the acquisition of the property a number of planning permissions were sought, with this planning practice assisting with each proposal. These various schemes sought to bring about substantial improvements not only to the building's appearance but the site in general . The building at time of purchase was in a very poor state of repair, it needed

major works and the permitted development improvements included new 1st floor offices, reception area ,use of part of the building for B8 storage, groundworks to level the existing car park, the building of retaining walls, and further carparking extensions and improvements. A major overhead existing electricity supply was relocated underground and an entirely new sub-station completed.

2.3,the development to which this application relates is that granted under ref;DC/05/2013, this involved substantial alterations to an existing one and half storey structure at the property with the creation of a second floor office and an entirely new roof structure .In essence the permitted development created an entirely new building by redeveloping the existing ground floor and then extending by creating a two storey structure with a new roof profile that was sympathetic to the design and overall characteristics of the existing property.

3.0,Details to Support the Application,

3.1,the decision notice dated the 2nd November 2006, Ref; DC/05/2013, which is attached to this statement at **Doc 1** permitted a substantial change to the overall size, design and appearance of the structure that was in place at the time. This is clearly evident by reviewing the permitted drawings that the planning permission makes reference to on page 3 of the Decision Notice ref; KP 1 & KP1A , received by the Local Planning Authority on the 20th September 05.

3.2,the permitted drawing listed on the decision notice (KP 1)shows the existing appearance of the structure at the time the permission was sought, the permitted drawing (KP1A) listed on the decision notice illustrates the overall design ,size and appearance of the structure intended with the implementation of the permission.

3.3,the original structure was in a poor state of repair similar to the main building .The existing elevations show a simple half storey brick elevation under a metal clad roof and metal clad walls with a simple double door in the

front elevation. The permitted elevations mirror those on the immediately adjacent building to which the application building is attached these show a roller shutter door, an entrance door and window at ground floor level while in the side and rear elevations further windows and a single door are proposed.

3.4,as a result of the delays encountered in getting the planning permission works eventually started on implementing the permission DC/05/2013 in early 2007 ,the building being known as unit 3 . It was the businesses original intension to complete all of the sites planned re-development by this time, their programme of works for the site having taken nearly 10 years since the purchase of the property to complete.

3.5, the majority of the works undertaken at Riverside House were carried out by the companies directly employed labour. With the delays encountered along with rising costs being incurred ,the decision was taken to halt work on completing the permitted scheme at unit 3 ,and to return later to complete the development when finances allowed along with labour being available.

3.6,the company at this time had secured several major contracts which needed to take priority, this meant that labour had to be deployed elsewhere and investment was focused on acquiring additional plant and machinery to support the new projects .

3.7,the permitted two storey scheme covered by the planning application ref; DC/05/2013 has therefore been implemented but never completed, only the ground floor and the construction of a mezzanine floor has resulted and this forms the current unit 3 structure. The company wishes to now complete the permitted works which will provide the additional office floor space that is now required.

Summary;

Sufficient evidence exists in the form of the drawings that formed part of the original planning permission DC/05/2013 and referred to on the Decision Notice as Plan KP1 &KP1A together with the present day photographs of the structure, unit 3 which illustrate what exists on site at present to confirm that

the works undertaken have brought about the implementation of the permission and that the permitted development exists in perpetuity.

We respectfully request that the Local Planning Authority grants this application for a Certificate of Proposed Use and Development.

Should any additional information be required we will endeavour to assist with all reasonable requests presented by the Local Planning authority.

August 2025,

Beauforte Planning ,

Accompanying Documents ,

Doc 1; The Decision Notice DC/05/2013,dated the 2nd November 2006,

Doc 2; Location plan scale 1:1250/ Block plan scale1:500,

Doc 3; Photographs of Unit 3 ,Existing on Site Structure,

Doc 4; Supporting Statement of Mr Charles Thatcher ,

DOCUMENT 1,

Horsham District Council

Park North, North Street, Horsham, West Sussex, RH12 1RL
Tel: (01403) 215100 Fax: (01403) 215198 (Calls may be recorded)
www.horsham.gov.uk DX 57609 HORSHAM - 6
e-mail: planning@horsham.gov.uk
Ray Wright
Head of Development

Application Number: DC/05/2013

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Independent Town Planning Services
Two Mile House
Two Mile Ash
Horsham
West Sussex
RH13 7LA

On behalf of: Metricab Power Engineering

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Alterations and roof extension to form first floor offices

Riverside House Sedgwick Lane Horsham West Sussex

to be carried out in accordance with Plan and Application No. DC/05/2013 (as modified by the under-mentioned conditions, if any) submitted to the Council on and subject to compliance with the conditions specified hereunder.

HEAD OF DEVELOPMENT Date: 02/11/2006

1 The development hereby permitted shall be begun 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 The first floor extension hereby permitted shall be used only for class B1(a) office use ancillary to the existing use of the remainder of Riverside House for class B8 at ground floor level and ancillary class B1 at first floor level, as defined in the Town and Country Planning (Use Classes) Order 1987 as amended and shall not be occupied separately or independently there from.

Reason: To enable the Local Planning Authority to control the use of the site in the interests of residential amenity and the rural character of the area and to accord with the

Paper certified as sustainable by an independent global forest certification organisation

terms of the application and in accordance with policy EDC13 of the Horsham District Local Plan 1997.

3 The window(s) in the elevation of the building shall at all times be glazed with obscured glass precise details of which, together with details of any opening, shall be submitted to and approved by the Local Planning Authority in writing before installation. The approved glass and any agreed opening details shall be maintained at all times.

Reason: To protect the amenities and privacy of the adjoining property and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

4 No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with policy EDC20 of the Horsham District Local Plan 1997

5 The offices, hereby permitted shall not be occupied until covered, secure cycle parking spaces have been provided within the site of the offices in accordance with a plan and details to be submitted to and approved by the Local Planning Authority. This cycle parking space shall thereafter be retained at all times for its designated use.

Reason: To provide cycle parking facilities for the offices in accordance with sustainable travel objectives and to comply with policy TU9 of the Horsham District Local Plan 1997.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.

Reason: To maintain control over the development in the interests of amenity and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

7 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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 EDC1 of the Horsham District Local Plan 1997.

8 No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy EDC17 of the Horsham District Local Plan 1997.

Paper certified as sustainable by an independent global forest certification organisation

This decision is based on the following submitted plans/documents:

Location and Block plan Drwg no. KP2 Received 20th September 05
Floor and Elevations Drwg no. KP1A Received 20th September 05
Existing layout and Elevations Drwg no. KP1 Received 20th September 05

Note to Applicant
The applicant is advised that further significant additions to the building are unlikely to be granted planning permission since they are likely to conflict with adopted and emerging Development Plan policies.

Note to Applicant:
In making this decision the Council has had regard to the following policy(ies) from the Horsham District Local Plan/West Sussex Structure Plan:

LOC2 NE8 NE13 DEV1 DEV4 G1 G2 CS1 CS6 EDC1 EDC6 E4 TU5

REASONS FOR GRANTING PLANNING PERMISSION:

1 The proposal does not materially affect the amenities of neighbouring occupiers.

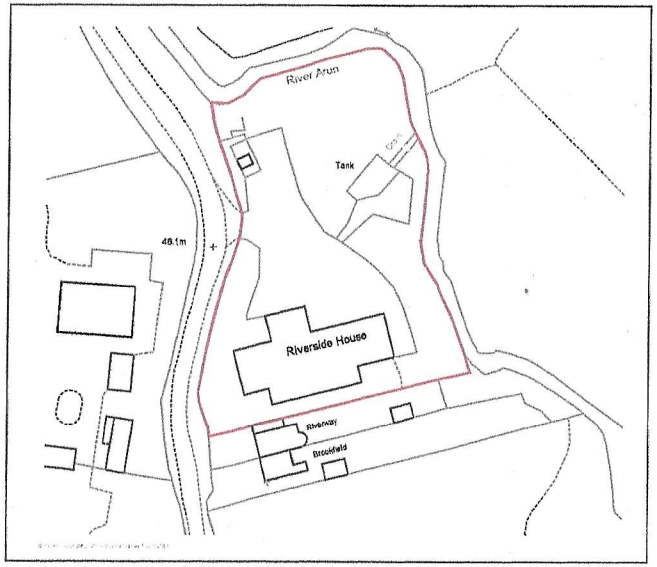
2 The proposal includes satisfactory provision for the parking, loading and unloading of vehicles and would not impinge upon the safety and convenience of other highway users.

3 The proposal would make a positive contribution to the local economy and local job opportunities.

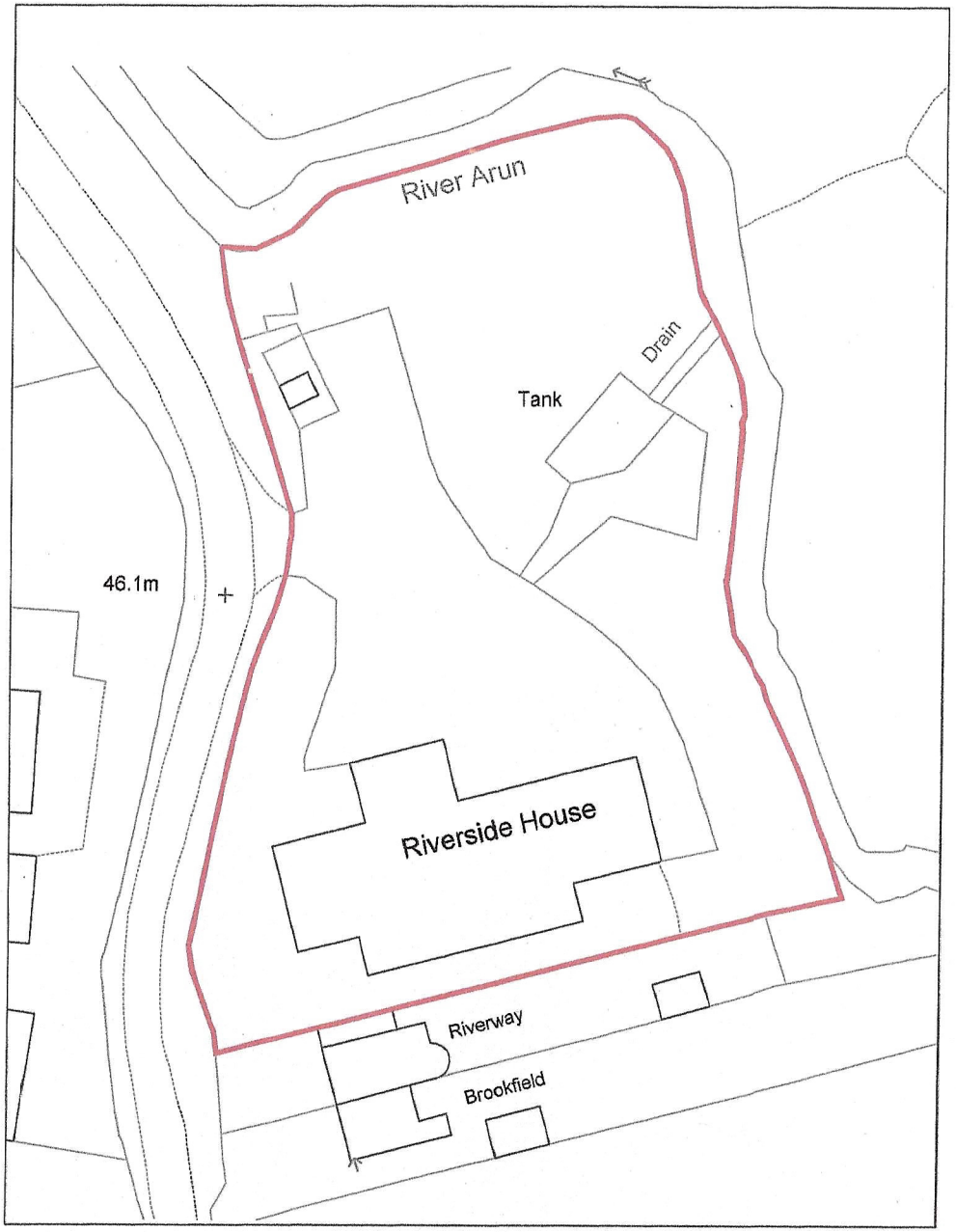
N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM.

Paper certified as sustainable by an independent global forest certification organisation

DOCUMENT 2,



Location Plan (Scale 1:1250)



Block Plan (Scale 1:500)

revisions

DOWNSVIEW ASSOCIATES
Chartered Surveyors

Little Acorns, Hampers Lane, Storrington, West Sussex, RH20 3HZ
Tel: 01903 748387 Mob: 7825 844968
Email: mail@downsview-surveyors.co.uk

RICS

Riverside House
Sedgwick Lane
Horsham
RH13 6QE

Site and Block Plans

As noted @ A3 | July 2025

KP1

DOCUMENT 3,

DOCUMENT 4,

Document MP1

Metricab Power Engineering Limited

Specialist Electrical and Mechanical Engineers

Riverside House
Sedgwick Lane
Horsham
West Sussex
RH13 6QE

Telephone: 01403 272508
Facsimile: 01403 272509
Email: enquiries@metricab.co.uk
Web: www.metricab.co.uk

Declaration of Mr. Charles Thatcher

Concerning

The Application made for a Certificate of Proposed Use and Development

At the Property

Riverside House, Sedgwick Lane, Horsham RH13 6QE

In the matter of the Application made for a Certificate of Proposed Use and Development,

And presented by Metricab Power Engineering Ltd,

I Charles Thatcher of 18 Atlantic House, Harsfold Close, Rustington, West Sussex BN16 2QL,

Do solemnly and sincerely declare as follows;

I am the Chairman and part owner of Mericab Power Engineering Ltd which is a specialist electrical and mechanical engineering company which was established in 1972. The company was originally based in Dulwich, South London but for operational reasons we re-located to Horsham in 1987and rented premises just off the Brighton Road, with the intension being to purchase our own premises once we had established our presence in Horsham.

In 1994 we purchased what is now known as Riverside House, the site extent and buildings situated there being that identified on the **Plan Denoted MP 1** *coloured red* attached to this statement .At that time it was called The Old Pump House, and while the property was in quite a dilapidated state and in part a builders yard and office had been permitted to operate there it ideally served our site requirements for offices and storage along with our locational operations allowing easy and speedy access to our client and working bases using the excellent A road and motorway connections.

We proceeded to obtain using the services of Independent Town Planning Services various planning permissions to bring about extensions and improvements to the original structure along with a permitted use for the site and building thereon for offices and B8 storage These involved new 1st floor offices, a new reception area and entrance, extensions to the existing car park , protection works to the riverbank with a new retaining wall and relocating an existing over-head power line and placing this underground and the creatin of an entirely new power substation.

These various schemes were granted planning permission from 1997 throughout until 2006 with the last proposal we submitted which involved an extension to the property and its refurbishment,

this being the application ref; DC/05/2013 which involved the structure what we call Unit 3.This permission involved substantial alterations to the existing ground floor and a first floor extension to provide a second storey with a new roof pitched structure to compliment that which served the existing building.

The approved plans that are listed on the Decision Notice and received by the Local Planning Authority on the 20 th September 05 show the structure as existing at that time (2005) and what we intended to create by rebuilding and renovating the ground floor and constructing a second floor to provide a two-storey building under a sympathetic tiled roof pitched design. The building in question is known as Unit 3 and is coloured yellow on the plan **Denoted MP1** attached at **Document MPI** to this statement.

Following the grant of the planning permission on the 6th November 2006, the permitted works commenced immediately as there had been a delay in getting the approval by several months. This delay was unfortunate; it severely hampered our planned works programme which we had scheduled for the completion of all onsite development.

With the growth of the business that we experienced at that time and due to cost over-runs with the developments we had undertaken and completed, the decision was taken to complete only part of the scheme permitted by DC/05/2013,which involved only the ground floor and to reduce costs we elected to create temporally a one and half not two storey structure using a metal glad designed scheme which has remained in situ ever since, the work was completed .

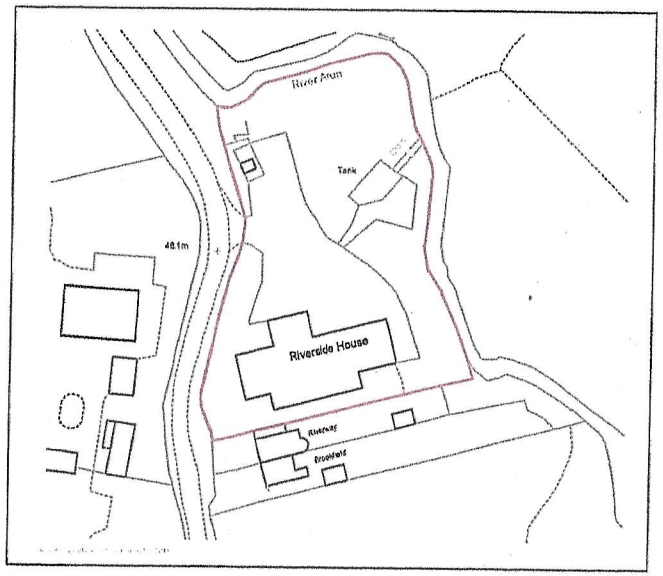
We now intend to complete the development for which planning was granted in 2006 and in that respect we seek confirmation from Horsham District Planning Authority that this would be lawful and that we would not require any further permission to fulfil and complete our original proposals for Unit 3 which would become a two storey building under a tiled pitched roof replacing the one and half storey metal glad structure which was only planned to be temporary but has since served our onsite purposes until the present day where we now need the office space that the original permission provided.

I make this solemn declaration, conscientiously believing the same to be true.

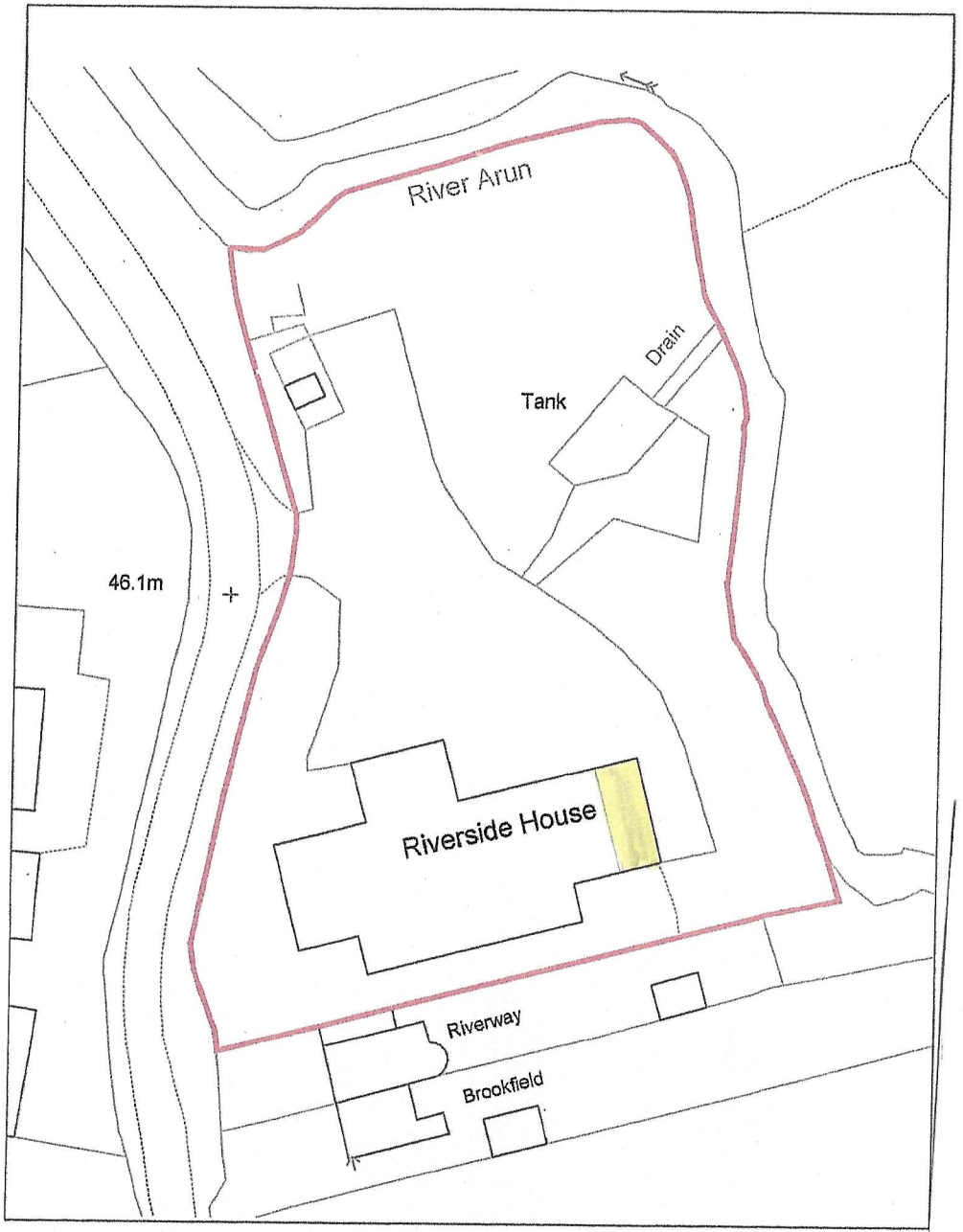
Signed this 26th day of August 2025

Signed ----------

Print name CHARLES THATCHER



Location Plan (Scale 1:1250)



Block Plan (Scale 1:500)

PLAN MP1