Horsham District Council

Mr Iain Collie
Iain Collie Architecture Limited
10 Kennet Close
Ash
GU12 6NN

Our ref:	DISC/25/0077
Your ref:	37 North Parade Conditions 12 and 15 Discharge
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	8th July 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 12 and 15 to approved application DC/21/1831.

Smith and Western, 37 North Parade, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

12. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

    i. Details of all existing trees and planting to be retained;
    ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details;
    iii. Details of all hard surfacing materials and finishes works including surface materials to support a 26 tonne refuse vehicle;
    iv. Details of all boundary treatments including fencing, walls etc.;
    v. Details of all external lighting.
    vi. Measures to improve the ecological interest of the site

    The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 8th July 2025

15. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, details of the covered cycle parking shelter for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision for non-standard cycles. No dwelling herby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall therefore be retained for use at all times.

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).

Date of approval - 8th July 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscape Proposals	088-L-01 REV D	30.06.2025
Plans	Planting Plan	1088-L-02 REV B	30.06.2025
Plans	Hard and Soft Landscaping	PC12-01 REV P2	30.06.2025
Plans	Proposed External Lighting	PC12-02 REV P0	05.03.2025
Plans	Cycle Room Details	PC15-01 REV P0	05.03.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control