



**Horsham
District
Council**

Wolanski
Whaleback
91 Boundary Road
Hove
BN3 7GA

Our ref: DISC/26/0198
Your ref: Jarvis - Discharge Conditions
Application 1
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 12th August 2026

Dear Sir/Madam,

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

**Application for Approval of Details Reserved by Conditions 3, 5, and 6 to approved
application DC/25/2149**

Jarvis Jarvis Lane Steyning West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following conditions: -

3. **Pre-commencement Condition:** Before any work begins on site, the main contractor responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental 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).

Date of approval - 12th August 2026

5. **Pre-commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
- a) Drawings to a scale not smaller than 1:5 fully describing:
- Flat roof extensions and porch, including sections through:
- roof perimeters and eaves
 - junction with timber framed north gable

- b) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to any insulation laid above rafters and between external walls beneath tile hanging.

Reason: As this matter is fundamental 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).

Date of approval - 12th August 2026

6. **Pre-commencement Condition:** Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Lizard Landscape and Ecology Services dated 18.03.26. The tree protection barriers and ground protection measures shall be positioned as shown on the Tree Protection Plans dated 18.03.26 before any equipment, materials or machinery are brought onto the site for the purposes of development. The tree and ground protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made adjacent to the proposed above ground engineered access drive within highlighted tree root protection areas without the written consent of the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 12th August 2026

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		25050 301	22.06.2026
Plans		25050 302	22.06.2026
Plans		25050 303	22.06.2026
Plans		25050 304	22.06.2026
Supporting Docs	Arboricultural Meeting Notes		22.06.2026
Supporting Docs	covering letter		22.06.2026

Notes to Applicant:

The applicant is advised that a further approval of details submission will be required in respect of Condition 6 in order for an arboricultural supervision statement to be submitted to and approved in writing by the Local Planning Authority on completion of the development.

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, cursive script.

Emma Parkes
Head of Development and Building Control