Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0032
Hooklands Farmhouse , London Road, Ashington, West Sussex, RH20 3AT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 and 3 to approved application DC/24/1569 (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/1569	Mass concrete underpinning and installation of a root barrier to the two storey detached barn (Listed Building Consent)	Application Permitted on 05.02.2025

PLANNING ASSESSMENT

Planning Application DC/24/1569 was granted consent on 05.02.2025. This permission was for the following:

Mass concrete underpinning and installation of a root barrier to the two storey detached barn.

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Pre-Commencement Condition*: Before any work begins on site, the person(s) 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).

The Council's Conservation Officer met with the contractor for the above development, on Wednesday 05th March 2025. The Council's Conservation Officer is now satisfied that the requirements of condition 2 has been meet and can be discharged.

Condition 3:

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:*
- Specification, including location drawings and sketches where appropriate, of works to strengthen timbers and joints including extent of work, methods to be used, and the type of any replacement timber.

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).

The application is accompanied by a Method Statement. Following consultation with the Council's Conservation Officer, it is considered that condition 3 can satisfactorily be discharged. Therefore, the requirements of the condition have been fulfilled.

Recommendation: Application Permitted

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: DISC/25/0032
(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
Supporting Statement	Method Statement	6897	07.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.03.2025

Authorising Officer sign/initial Tamara Dale Date: 04.04.2025