DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0517
Random Hall Hotel, Stane Street, Slinfold, West Sussex, RH13 0QX

DESCRIPTION:

Change of use from hotel to 6no. residential units (Full application)

RELEVANT PLANNING HISTORY:

DC/26/0518	Change of use from hotel to 6no. residential units (Listed Building Consent)	Pending Consideration

DESCRIPTION OF THE SITE

Random Hall Hotel is currently a hotel located near to Slinfold. The site is a large plot, comprising a two-storey detached building, which is a Grade II listed building with some later additions, although no information has been submitted to outline which alterations and extensions have taken place since the listing. The building consists of a hotel, with 14no. bedrooms, a managers' flat, a restaurant, bar and lounge area along with large function room. The site also has a large customer car park and garden area. The site lies on the western side of Stane Street, situated outside of the village of Slinfold and therefore in the countryside in policy terms.

DESCRIPTION OF THE APPLICATION

Amended plans have been received during the course of the application to distinguish each residential unit. The Planning Statement outlines that some external works are proposed and clarification has been sought in this regard, no external alterations are sought as part of the application.

At ground floor there would be three flats consisting of flat 1 spread over two floors 5 bedrooms), a 2 bedroom flat and a third flat of 4 bedrooms. At first floor there would be a 2 bedroom flat, and two one bedroom flats.

No alterations would be included to the current site access arrangements and there are no proposed alterations to the car parking area indicated on the block plan.

WSCC Highways Authority have no objection to the proposals and recommend that a condition is included for cycle parking. The Highways authority note that there is adequate turning space, and the residential use would generate less traffic than the site does currently.

Overall, there are no objections to the proposal in relation to policies 40 and 41 of the HDPF subject to the inclusion of a condition regarding cycle parking.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 14 - Shop Fronts and Advertisements
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Slinfold Neighbourhood Plan 2014-2031
Policy 5: Development Principles
Policy 6: Housing mix

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

Slinfold Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

HDC Conservation: Comment

Remain satisfied the principle of change of use is acceptable in heritage terms. The original use of the building was as a private residence. And the existing hotel use is not instrumental in revealing its special interest. Although the hotel use has led to significant alteration and extension, the historic portion of the building remains recognisable. The proposed return to private residential use will not result in harm. The level of detail of physical alteration to achieve the conversion, provided with this application is low. I have suggested conditions below to ensure the separation and compartmentalisation of spaces to meet building regulations and fire safety requirements will not result in unintended harm.

An informed landscape design of the shared spaces and private spaces is important to reinforce an understanding and appreciation of the special interest of the listed building and its setting.

HDC Environmental Health: Objection

Asbestos material may be present. The proposed internal stacking arrangements between ground and first floor dwellings would conflict. Given the age of the structure it is high risk that the building regulations standards for noise insultation between dwellings cannot be achieved.

The development site is located on the A29 Stane Street. Bedrooms facing onto the A29 may be exposed to high levels of road traffic noise. An environmental noise assessment should be provided so that noise exposure can be properly assessed.

HDC Environmental Health: Secondary Objection
Insufficient information provided, however if the application would need to be approved in any case conditions are recommended.

Business Development Officer: Objection

As previously mentioned there seems to be a discrepancy with the number of residential units.

This proposal conflicts with the Enterprise Horsham Economic Strategy, which prioritises maintaining and enhancing visitor accommodation provision within the district. The permanent loss of a hotel at this location would directly undermine strategic objectives to support and grow the visitor economy.

Evidence shows that between 2016 and 2026 Horsham's traditional visitor accommodation stock has reduced noticeably. The total number of establishments has fallen by approximately 14%, with losses concentrated particularly among inns and guest houses/B&Bs. The market is therefore restructuring, and the continued loss of traditional accommodation risks reducing diversity and resilience within the sector.

Although alternative accommodation formats such as glamping, caravan and camping provision, and residential conference/outdoor education centres have grown, these do not provide a direct substitute for serviced hotel accommodation. Hotels continue to play an important role in supporting business travel, events, weddings, and overnight visitor stays in accessible locations. The loss of a hotel such as Random Hall would therefore diminish the district's ability to meet a range of visitor needs.

The proposed change of use would therefore:

- Reduce the district's supply of serviced visitor accommodation
- Limit opportunities for extended visitor stays and business tourism
- Weaken the overall visitor offer and resilience of the tourism economy
- Result in the loss of hospitality jobs and associated economic activity
- Negatively impact ancillary businesses that benefit from staying visitors

While Appendix A and B may contain information relevant to the marketing evidence and matters, have been unable to view these documents at the present time and therefore are unable to comment on their contents in detail. Based on the information currently available, we acknowledge that marketing of the site has taken place historically with limited enquiries. However, given the ongoing structural changes within the accommodation market, a more up-to-date and robust marketing exercise should be undertaken to fully demonstrate that continued hospitality or alternative commercial uses are not viable. Consideration should also be given to alternative employment-generating uses, including hybrid hospitality models or other commercial opportunities, which would better align with economic development objectives

WSCC Highways: No Objection

Access to the site from the A29 would remain unchanged, and there is no evidence of safety issues, with no recorded injury accidents in the past five years. The Local Highway Authority considers the access acceptable and notes that the residential use is likely to generate less traffic than the hotel.

Parking provision would reduce from 20 to 14 spaces, which aligns with policy requirements for the proposed housing mix. The layout also allows for adequate on-site turning, and cycle parking is recommended to encourage sustainable travel.

In terms of sustainability, the site has access to nearby bus services and connections to Horsham station. However, due to its rural location, residents are still likely to rely on private vehicles for day-to-day travel.

Southern Water: Comment

The development should not commence until consultation has been made with Southern water in respect of foul/surface water

PUBLIC CONSULTATIONS:

Representations:

No comments received.

Parish Comments:

Parish Council: No Objection

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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.

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.

PLANNING ASSESSMENT

Principle of Development:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 apply to the development. Policy 3 of the HDPF seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations possible. Policy 4 supports limited settlement expansion outside built-up area boundaries only where: the site is allocated in the Local Plan or a Neighbourhood Plan and adjoins an existing settlement edge; the scale of growth is appropriate to the settlement; the proposal meets identified local needs; and the development is contained within defensible boundaries that respect landscape character.

Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

Policy 10 of the HDPF states that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.

Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District.

The development would result in the loss of tourist accommodation such that Policy 11 of the HDPF is relevant. Policy 11 of the HDPF states that measures which promote tourism will be encouraged and proposals which do not result in the loss of a ‘cultural resource’ will be supported. However, there is no specific policy in regards to the retention of tourist accommodation.

Policy 34 of the draft Horsham Local Plan states that proposals that result in the loss of visitor accommodation, visitor attractions or cultural facilities in the District will not be supported unless evidence of marketing the existing operation as a ‘going concern’ with a reputable specialist agent at a realistic price, for a minimum of 12 months, that reflects the value of the business is provided. Evidence of the non-viability of the existing business will also be required. The emerging Local Plan is currently at examination, where the Inspector has raised no concerns with this policy. While the Local Plan has yet to be adopted, this policy has formed part of the examination and has been considered sound thus far. Some limited weight can thereby be afforded to this policy.

The Council's Business Development Officer has objected to the proposal on the loss of tourist accommodation and the resulting impact on the economy of the District. The Business Development Officer notes that reference has been made to an appendices of documents which demonstrate marketing and viability of the current hotel, however these documents were not part of the original submission. The Planning Officer has requested further information and the applicant has now included in the submission Appendices to the Planning statement. These include Appendix A, 'Marketing Summary and Policy Justification', Appendix B' Marketing appendix' and Appendix C 'Viability and accounts evidence'.

The documents outline the owner's attempts to market the application site within the same use class which has been unsuccessful in recent years, has outlined that they have invested in the business and building such that it would appear more desirable to potential buyers and the financial situation of the business which shows that in recent years there has been a reliable downward trend in profits. When considered cumulatively the information submitted provides convincing justification that the owner's have taken reasonable steps to retain the use of the site as tourist accommodation, however it has been demonstrated that the business would not be likely to be profitable in the future.

The proposed material change of use would result in the loss of tourist accommodation within the District, where the hotel accommodation contributes to visitor attractions within the District and supports the rural economy. The loss of such accommodation would be unfortunate. However, since Economic Development's initial comment, the applicant has submitted further supporting information through three appendices. Appendix A outlines the applicant's attempts to market the hotel through two separate estate agents within the same use. A preliminary google search shows that the hotel was marketed in its current use, however as outlined within Appendix A the infrequent nature of enquiries received did not represent viable offers which is further explored within Appendix B. Appendix B shows the frequency of the enquiries for the sale of the hotel, which are shown as both infrequent and not viable. The first enquiry came in 2020 with only one other enquiry that year. The hotel was taken off the market during covid and in 2023 there was some informal interest as an enquiry and the applicant had a meeting in 2023 to discuss a potential purchase, however following this meeting no transaction occurred and the buyer then offered to buy a 50% share rather than purchase the entire hotel. The next enquiry appears to be in 2024 which was pursued however potential purchasers outlined that the lack of garden was prohibitive from their continued interest. Bachellor Monkhouse then took on the marketing in 2025 and had no viewings.

Appendix C is confidential in nature and outlines financial evidence that the hotel has been over a sustained period of time, been becoming less viable in its current use, despite financial investment into maintaining the hotel. This appendices shown a year on year decrease in profit since June 2022 with the last assessment being in June 2025, being approximately a third of what it had been in June 2022. Whilst the Economic Development Officer was considered, since this initial comment the information submitted would overcome the concern that there was insufficient information to justify the development. These factors would weigh in favour of the proposal.

Alternative tourism/commercial uses have been explored in accordance with the objectives of policy 11 of the HDPF and on the face of it, whilst the development would not be essential to its countryside location, it would enable the sustainable development of a countryside location and would be considered to retain the undeveloped nature of the countryside. In any case, the weight applied to policies 4 and 26 of the HDPF is limited under the provisions of the revised 2026 National Planning Policy Framework.

The NPPF (2026) outlines that only certain forms of development should be approved outside settlements, these should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. The re-use of the hotel for residential use would fall under part C which states "The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building", part d) "The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential)" and the provisions of S5(1)(j)(i) in that there is an unmet housing need and the application site would be physically well-related to Slinfold.

Furthermore, policies L2 encourages the efficient use of land and buildings. The conversion of the existing hotel would optimise the use of an established developed site while avoiding the need for new greenfield development elsewhere in the context of the hotel business appearing not to be sustainable in its current use.

NPPF TR3 requires development be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. NPPF CC2 requires that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles. This is achieved through supporting good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities.

The hotel is located in an unsustainable location, being outside of the Built up area boundary and outside of a reasonable walking distance to a settlement. The proposal does therefore have some conflict with Policies 1, 4 and 26 of the HDPF, however the change of use would result in fewer vehicular trips than the current use as a hotel which would reduce carbon emissions over the current use, supporting the NPPF's climate goals outlined in TR3 and CC2 of the NPPF.

Taking all matters into account, including the re-use of an existing building, the re-use of previously developed land, the contribution towards housing supply, the evidence demonstrating the lack of viability of the existing hotel business, and the likely reduction in trip generation compared to the lawful use, the benefits of the proposal are considered to outweigh the identified conflict with the development plan spatial strategy. The proposal is therefore considered to represent sustainable development when assessed against the National Planning Policy Framework taken as a whole.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Several policies from the revised NPPF (2026) are relevant to the application. HE4 consider that heritage assets are an irreplaceable resource and should maintain a use consistent with their conservation, avoid harm to their significance. HE5 outlines that development proposals must outline the significance of the heritage asset and should identify what effect the development would have on the asset. HE6 outlines that substantial weight should be given to the assets conservation.

No external alterations are required as part of the application, with the change of use primarily requiring internal alterations to make a conversion to residential possible. The HDC Conservation officer has been consulted during the course of the application and accepts the principle of converting the listed building from hotel use back to residential use. It is considered that conditions would be required to ensure there would be no harm to the historic fabric of the listed building arising from the change of use. Given that the nature of development is for a change of use with no increase in built form arising from the proposal, a number of details would be required by condition. The Conservation Officer had noted in their consultation that the hotel was originally a dwellinghouse and the change of use back to this use would not give rise to harm. There are a number of conditions required to make the application acceptable are extensive which have been recommended by the Conservation Officer and subject to this being attached to the permission can ensure that there would be no harm to the significance of the

listed building. The conditions required would include landscape detail and some internal alterations which would be addressed under the pending listed building consent application.

Subject to the inclusion of conditions to secure details regarding the internal alterations of the historic building, any potential building regulation/fire safety requirements and landscaping and treatment of shared/private spaces are acceptable, there are no objections to the proposal in light of policy 32, 33 and 34 of the HDPF.

Residential Amenity:

Policy 33(2) continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

There are two residential dwellings in the immediate vicinity of the hotel, these are Magpies and Jardine Cottage. Jardine Cottage is attached at the rear of Random Hall and Magpies is located to the south-west. It is considered that a change of use from a hotel, which would be anticipated to generate a lot of traffic and noise on event days, to a residential use would generate less amenity impacts due to a reduction in noise and traffic.

There would be no additional openings, such that there would be no unacceptable impact on overlooking and privacy concerns over and above the existing arrangement. The change of use would likely result in fewer vehicular trips and general activity within the application site given the hotel experiences a high turnover of visitors currently and the proposed residential use would have a more limited number of visitors and future occupiers. The proposed residential use would therefore result in less harm than the current use given there would be a decrease in activity. The amount of amenity space for the future occupiers would be considered sufficient, although it is acknowledged that no details have been provided in terms of whether the garden would be private per dwelling or communal and how this would be managed, which would be required by way of condition if the application were otherwise acceptable.

The Council's Environmental Health Officers have been consulted during the course of the application and raise concerns with the potential for asbestos containing material and possible conflict with internal stacking arrangements between ground and first floor flats. Further issues have been raised given the age of the building and the potential for the conversion to not achieve modern Building Regulations standards for sound insulation both between the residential units and the bedrooms closest to the A29 such that they have requested a Noise assessment.

It is acknowledged that the information submitted as part of the application is lacking in regards Noise Mitigation and subsequent to further information being submitted in respect of noise, the Environmental Health Officer has advised that pre-commencement conditions be attached to the application to ensure an acceptable impact on the amenity of residents. The conditions in addition to separate legislation under Building regulation requirements which require compliance are considered satisfactory to achieve the no unacceptable impacts on the future occupant's amenity in terms of Noise and potential for exposure to asbestos. In this instance given that the property has been used as a hotel for many years and consists largely of traditional C16 materials it is considered unlikely that the building would contain asbestos, however a condition is attached to meet the required level of certainty in this regard.

Overall subject to the inclusion of relevant pre-commencement conditions related to internal stacking arrangements, noise mitigation and asbestos, the proposal would be in accordance to 33 (2) of the HDPF.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users

The site benefits from an existing sizeable car park which provides ample parking provision, although the application form notes 14 spaces. The current site access arrangements and off-street parking provision would be sufficient for residential use and are not proposed to be altered.

WSCC Highways Authority have no objection to the proposals and recommend that a condition is included for cycle parking. The Local Highway Authority note that there is adequate turning space, and the residential use would generate less traffic than the site does currently.

Overall, there are no objections to the proposal in relation to policies 40 and 41 of the HDPF subject to the inclusion of a condition regarding cycle parking.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements the NPPF that local plans and decisions seek to reduce the impact of development on climate change. In the event that the application were approved, the following conditions would be secured:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Biodiversity Net Gain (BNG):

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

The proposal represents a change of use rather than additional built form such that it would be considered as de minimis and an exemption to BNG requirements.

Conclusions and Planning Balance:

The proposal would result in the loss of an existing hotel and tourist accommodation within the countryside. However, the submitted marketing and viability evidence satisfactorily demonstrates that the business is no longer commercially viable and that reasonable efforts have been made to retain the property in its existing use. The harm identified in respect is mitigated against by the evidence that the current use cannot be sustained such that to be in accordance with the NPPF paragraph for making effective use of land, an alternative use is sought.

The proposal would secure the viable re-use of a previously developed site and its listed building, provide additional housing to contribute towards identified housing needs, and would not give rise to unacceptable impacts in respect of heritage, residential amenity, highway safety, parking, biodiversity, or climate change objectives, subject to appropriate planning conditions. Having regard to the development plan as a whole and the provisions of the revised NPPF (2026), the principle of development is considered acceptable and the proposal represents sustainable development. Accordingly, the application is recommended for approval, subject to the conditions set out below.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition:** The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **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).

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

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

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

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 1:20 showing new internal drainage routes within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.

b) Drawings to a scale not smaller than 1:20 showing new staircase within the historically significant portion of the building, noting all necessary cutting, chasing and other alteration to historic fabric.

c) 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.

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).

6 **Pre-Commencement Condition:** No works to change the use of the building can be made until all asbestos containing materials shall be identified in accordance with the guidance given in HSG264 Asbestos: The Survey Guide.

All confirmed or suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor. A written report detailing these works shall be submitted to and approved in writing by the local planning authority. The report shall include details of validation measures undertaken to ensure that all areas where works have been undertaken are free from asbestos.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans and the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition:** No works to change the use of the building can be made until a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:

A) The glazing plan with supporting technical specifications to demonstrate performance.
B) Prior to occupation a site visit shall be carried out by a suitably qualified person and a final verification report shall be submitted to and approved in writing by the local Planning authority.

The approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition:** Prior to commencement of the conversion the applicant shall provide a scheme of sound insulation and construction that shall ensure that the sound insulation of the party floors is 5dBA or better than normal building regulations. The scheme shall be submitted to and approved in writing by the local planning authority and shall also include details of post construction verification to be carried out. Prior to occupation the post construction verification report shall be submitted to and approved by the local Planning Authority and the premisses shall not be occupied until any necessary remedial work has been satisfactorily completed.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of car parking spaces has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of cycle parking facilities serving it has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

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).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility including areas to be defined as private gardens and other areas such as buffer zones) for all communal landscape areas (including any buffer zones) has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

14 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

15 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), N6 of the National Planning Policy Framework (2026), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

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: DC/26/0517

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		Noise Impact assessment	20.10.2026
Supporting Statement		Appendix A	20.10.2026

Supporting Statement		Appendix B	20.10.2026
Supporting Statement		Appendix C	20.10.2026
Floor plan	EXISTING FF	172/2025/6	25.03.2026
Floor plan	EXISTING GF	172/2025/5	25.03.2026
Supporting Statement	PLANNING STATEMENT	172/2025	25.03.2026
Floor plan	PROPOSED FF	172/2025/4rc	20.10.2026
Floor plan	PROPOSED GF	172/2025/3rc	20.10.2026
Location & Site plan		172/2025/1	25.03.2026

yes

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23/10/2026

Authorising Officer sign/initial RHERMITAGE Date: 23/10/2026