



Miss Jeimmy Nascimento
Mc Lennan Architects
Boleyn House,
Business Park,
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Whitstable
CT5 2QJ

2 Carfax Horsham West Sussex RH12 1DN

New external platform to host new external condenser units and associated works to new ventilation and Air conditioner system within the building

Your application DC/26/0412 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Miss Jeimmy Nascimento
Mc Lennan Architects
Boleyn House,
Business Park,
St Augustine's Crescent
Whitstable
CT5 2QJ

Application Number: DC/26/0412

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Barclays Bank PLC

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:

New external platform to host new external condenser units and associated works to new ventilation and Air conditioner system within the building

2 Carfax Horsham West Sussex RH12 1DN

to be carried out in accordance with Application No. DC/26/0412 submitted to the Council on 30/03/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 14/07/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage	NONE	24.03.2026
Supporting Statement	Planning	NONE	24.03.2026
Block plan		RMWBS10200_00 0	24.03.2026
Supporting Docs	Product Technical Details RZAG - B	NONE	26.05.2026
Supporting Docs	Product Technical Details ERA100AV	NONE	26.05.2026

Supporting Statement	Email with noise assessment summary.	NONE	15.06.2026
Elevation plan	EXISTING FRONT ELEVATION	D0558-012_300	07.04.2026
Elevation plan	EXISTING SIDE ELEVATION	D0558-012_301	07.04.2026
Elevation plan	EXISTING REAR ELEVATION	RMWBS10200_003	07.04.2026
Elevation plan	PROPOSED FRONT ELEVATION	RMWBS10200_031 REV C	07.04.2026
Elevation plan	PROPOSED SIDE ELEVATION	RMWBS10200_032 REV C	07.04.2026
Elevation plan	PROPOSED REAR ELEVATION	RMWBS10200_033	07.04.2026
Elevation plan	PROPOSED FIRST FLOOR PLAN	RMWBS10200_013 REV I	07.04.2026
Plans	EXTERNAL PLANT PLATFORM	00-101 T2	05.03.2026
Location plan		NONE	05.03.2026
Layout plan	FIRST FLOOR VENTILATION LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P02	05.03.2026
Layout plan	FIRST FLOOR AC LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P03	05.03.2026
Layout plan	LOFT AC LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P03	05.03.2026
Layout plan	SECOND FLOOR VENTILATION LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P01	05.03.2026
Layout plan	SECOND FLOOR AC LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P03	05.03.2026
Layout plan	LOFT VENTILATION LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P02	05.03.2026
Layout plan	GROUND FLOOR VENTILATION LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P01	05.03.2026
Layout plan	GROUND FLOOR AC LAYOUT	RPT5769_2026_H ORSHAM CARFAX_P02	05.03.2026
Supporting Docs	EQUIPMENT SCHEDULE	RPT5769_2026_H ORSHAM CARFAX_MBR_3FSD_XX_MECH_EQUIPSCHED_001	05.03.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin 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.

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The ongoing service and maintenance regime for the installation will be undertaken in line with manufacturer's recommendations.

Reason: In the interests of amenity of adjacent occupiers and to ensure the development does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** Within 3 months of the date of commissioning the HVAC plant, a noise assessment shall be submitted which demonstrates the plant noise levels for daytime operation will exceed background levels as measured at a position on the boundary of the application site closest to the nearest domestic property. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason: In the interests of amenity of adjacent occupiers and to ensure the development does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The external platform hereby permitted shall be installed in accordance with the approved details. In the event of the external platform ceases to be used, it shall be removed from the building and the building made good, as soon as is reasonably practicable and no later than six months after the cessation of its use.

Reason: To ensure that 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).

- 7 **Regulatory Condition:** The external plant equipment hereby permitted shall be installed in accordance with the approved details. In the event of the equipment ceasing to be used, they shall be removed from the site, and the site made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

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).

Note to Applicant - Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant: Noise Assessment

The noise from the new HVAC units, for the life of the development, shall not exceed background levels as measured at a position on the boundary of the application site closest to the nearest domestic property. In order to achieve this, units should be designed/selected, or the noise from the

units attenuated so as to maintain the existing noise climate and assist in reducing 'ambient noise creep' (the gradual increase in background noise levels in a built up area due to consecutive small increases). Daytime and night-time noise measurements to be based on a 1 hour LAeq and a 15 Minute LAeq respectively, in line with BS 4142: 2014 (or subsequent superseding equivalent).

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.