



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	25
Suffix	
Property Name	Rosedale
Address Line 1	Kings Road
Address Line 2	
Address Line 3	West Sussex
Town/city	Horsham
Postcode	RH13 5PP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
518272	131378

Description

Applicant Details

Name/Company

Title

Mr

First name

Timothy

Surname

Ogunleye

Company Name

Rosedale Care Home

Address

Address line 1

23 Marsham Way

Address line 2

Gerrards Cross

Address line 3

Town/City

County

South Buckinghamshire

Country

Postcode

SL9 8AB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jamie

Surname

King

Company Name

Reform Architecture and Interior Design Ltd

Address

Address line 1

Unit 6

Address line 2

The Garage Studios

Address line 3

41-43 St Mary's Gate

Town/City

Nottingham

County

Country

GB

Postcode

NG1 1PU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement of existing care home building.

Reference number

DC/25/1530

Date of decision (date must be pre-application submission)

27/03/2026

Please state the condition number(s) to which this application relates

Condition number(s)

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

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The approved planning permission provides for a 40-bedroom care home development. Following further design development and a review of operational requirements, the applicant has elected to increase the size of the individual bedrooms and enhance a number of the shared communal spaces.

These revisions have been carefully considered to improve the overall quality of the accommodation, providing more generous and comfortable living environments for future residents while supporting the delivery of high-quality, person-centred care. The enlarged communal areas will also create more flexible and welcoming spaces that promote social interaction, wellbeing, and day-to-day operational efficiency.

In addition to enhancing the resident experience, the proposed amendments will help future-proof the development by ensuring the facility remains competitive within the care sector and is well positioned to meet evolving industry expectations and best practice. The revised layout also provides greater flexibility to accommodate current and future care home standards, contributing to the long-term sustainability and resilience of the development.

Accordingly, this application seeks approval for a variation to the approved scheme to allow the construction of an enhanced and modestly larger care home. The proposal does not alter the established use of the site or the approved capacity of 40 bedrooms; rather, it represents a refinement of the approved design that delivers measurable improvements in the quality, functionality, and longevity of the development.

The revised drawings accompanying this application are submitted to supersede the corresponding approved drawings and should be read as the proposed design for the development.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

This application seeks approval to replace the previously approved planning drawings with the revised drawing package submitted as part of this application. The revised drawings supersede the approved plans and reflect a series of carefully considered design enhancements that improve the quality, functionality, and long-term suitability of the development while maintaining the approved use and overall development objectives.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Edward

Surname

Stammers

Declaration Date

03/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jamie King

Date

05/08/2026