



Discharge of Conditions Statement

In support of the Approved Planning Application

For

Land To the North of High Bar Lane, Thakeham, West Sussex



View 01



View 02

By Mitchell Evans LLP
On behalf of
High Bar Lane Limited

1.0 Introduction

1.01 Mitchell Evans LLP have prepared this Discharge of Conditions Statement as supporting evidence to the planning Application approved by Horsham District Council (HDC).

1.02 This Discharge of Conditions Statement should be read in conjunction with all Mitchell Evans, 'Land at High Bar Lane' drawings and documents attached with this application.

2.0 Planning History

2.01 The planning application for the Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply was approved by HDC on the 9th May 2025 under application number **DC/23/2152** with an approved S73 application on the 06th May 2026 **DC/26/0209**.

2.02 The Section 73 application **DC/26/0209** was approved 'with conditions', hence the reason for this application

3.0 Conditions of approval being discharged

3.01

Condition 12:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved. Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

Please see material specification below.

1 - External Brickwork (Brick Slips):

Manufacturer / source: Consilium

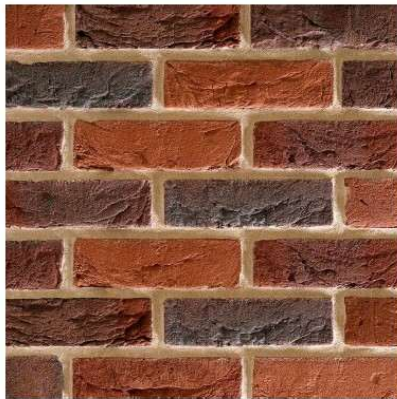
<https://www.consiliumcxxi.co.uk/product/manufactured-brick-slips-and-syst>

Colour family: Combination of Oakfield Blend (Clay roof units) and Olde Althorne (Slate roof units)

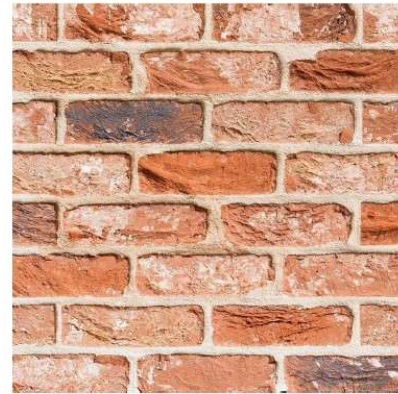
Finish: As above

Embodied Carbon credentials: Unknown

Photo:



Oakfield Blend



Olde Althorne



Oakfield Blend



Olde Althorne

2 – White Render:

Manufacturer / source: Weberend MT panel silicon system

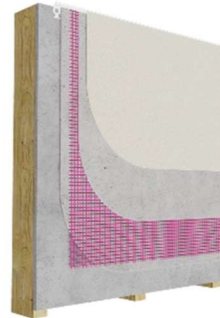
<https://www.uk.weber/weberend-mt-panel-silicone-system>

Colour family: Chalk

Finish: Textured Finish.

Embodied Carbon credentials: Natural product.

Photo:



3 – Timber Cladding:

Manufacturer / source: Accoya Cladding

<https://www.accoya.com/uk/products/cladding/>

Colour: Grey

Finish: Brushed finish with a Class B fire treatment.

Embodied Carbon credentials:

Photo:



4 – Slate Roof Tiles:

Manufacturer / source: CUPA 12 _ La Campa Northern Spain

<https://www.cupapizarras.com/uk/roofing-slate-cupa-12/>

Colour: CUPA 12

Finish: Slate.

Embodied Carbon credentials:

Photo:



5. Clay Roof and Hanging Tiles:

Manufacturer / source: Traditional Clay Roof tiles

Colour: Developer range - Medium

Finish: Sanded

Embodied Carbon credentials: See document 'BRE for roof tiles' - Approved Environmental Profile.

Photo:



Medium

6. Oak frames:

Manufacturer / source: WL West Saw mill

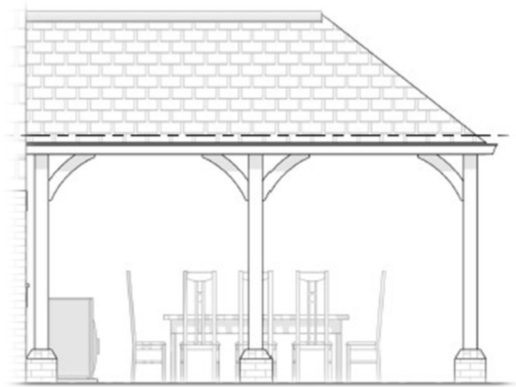
<https://www.wlwest.co.uk>

Colour: Natural.

Finish: untreated.

Embodied Carbon credentials: Not available but the manufacturer is local to Petworth, West Sussex, GU28 0PJ.

Photo: See below.



7. Windows:

Manufacturer / source: Nordan

<https://nordan.co.uk/windows>

Colour: RAL: 9010 Pure White

Finish: Timber factory painted finish.

Embodied Carbon credentials:

Photo:



8. Doors:

Manufacturer / source: Nordan

<https://nordan.co.uk/doors>

Colour: RAL: 9010 Pure White

Finish: Timber factory painted finish.

Embodied Carbon credentials:

Photo:



9. Guttering & Rainwater Goods:

Manufacturer / source: Gutterworks

Colour: Black deepflow

Finish: uPVC (cast iron effect)

Embodied Carbon credentials: Not available

Photo:



10. Lead lined entrance with flat overlapping strip seams:

Manufacturer / source: D.P.M Leadwork LTD

<https://www.dpmleadworkroofing.co.uk/lead-roofing>

Colour: Natural Lead.

Finish: Patination oil.

Embodied Carbon credentials: Not available but the manufacturer is local to Liphook, Hampshire, GU30 7AL.

Photo: See below.



Lead flashing under windows to tile hung walls.

11. Rooflights:

Manufacturer / source: Velux rooflight company

<https://press.velux.com/velux-celebrates-70-years-operating-in-the-uk/>

Colour: Charcoal exterior with white maintenance free interior.

Finish: Pre-painted in factory.

Embodied Carbon credentials: Not available but the manufacturer is local to greater Europe and the UK.

Photo: See below.



Rooflights from Velux.

12. External walkway lighting:

Manufacturer / source: Stratton Eco by Iconium

https://iconium.uk.com/?page_id=45

Colour: Oak.

Finish: Pre-painted in factory.

Embodied Carbon credentials: Not available but the manufacturer is local to the UK using responsibly sourced timber

Photo: See below.



13. External walkways and vehicular permeable paving:

Manufacturer / source: Tobermore

<https://www.tobermore.co.uk/professional/product-category/permeable-paving/>

Colour: Hydropave Tegula

Parking areas (p3): Hydropave Tegula 240 (240x120x80mm) Cedar with charcoal edging.

Pedestrian areas (p4): Hydropave Tegula Duo (208x173x60mm) and (173x173x60mm) Slate with charcoal edging.

Finish: Aged, antique appearance.

Embodied Carbon credentials: The manufacturer is local to the UK (Northern Ireland). Cements are locally sourced from within Northern Ireland. Some specialist sands come from quarries outside of Northern Ireland, within the EU.

The finished products are supplied to customers in bales, shrink-wrapped in polythene comprising 30% recycled plastic

Photo: See below.



14.0 Conclusions

We believe that sufficient detail has been provided to - discharge the condition No. 12, however if Horsham District Council have any queries, please do not hesitate to contact us. Should physical samples be required, please let us know and we can organise these to be provided.

Mitchell Evans LLP

Dated: 2026-07-14