

Emma Parkes

Head of Development and Building Control
Horsham District Council
Chart Way, Horsham
RH12 1RL

15th September

Dear Ms Parkes,

Application for a Variation of a Condition Application (s73) RE: Full Planning Consent – Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP (planning ref. DC/24/1713): Conditions 1, 9, 11 and 19

Please find enclosed information in support of a Variation of a Condition application (Section 73) to vary conditions 1, 9, 11 and 19 in relation to the proposed development at *Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP* (planning ref. DC/24/1713).

Below is an extract of the conditions and a summary of the response with references to the submitted drawings and further technical information as required.

Condition 01 – Approved Plans

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

2023-4782-006, 2023-4782-007, P-001 Rev 00, P-002 Rev 00, P-003 Rev 00, P-004 Rev 00, P-005 Rev 00, P-006 Rev 03, P-007 Rev 00, P-008 Rev 00, P-009 Rev 00, P-010 Rev 00, P-011 Rev 00, 425.064800.00001, 425.064800.00001 and 425.064800.00001 Rev 01.

The proposed amendment to the consented drawings can be summarised as follows:

- New gym equipment installed within the existing outdoor play area, including proprietary resin bound rubber floor. Existing hedge trimmed to accommodate MUGA and pedestrian path. New compensatory hedge planted as necessary

In response to the comments raised in the NMA application refusal letter, the new equipment is located within the existing outdoor garden/play area adjacent to the multiuse games area (MUGA), away from the boundary and existing trees. An existing hedge along the boundary provides visual and acoustic separation with the neighbouring properties. Based on the above, it is considered that any potential impact on the amenity of neighbouring properties caused by the gym equipment will be minimum.

Please refer to drawing 094-P-006-04-Proposed Site Plan accompanying this application. Proposed modifications to the condition description below:

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

*2023-4782-006, 2023-4782-007, P-001 Rev 00, P-002 Rev 00, P-003 Rev 00, P-004 Rev 00, P-005 Rev 00, **P-006 Rev 04**, P-007 Rev 00, P-008 Rev 00, P-009 Rev 00, P-010 Rev 00, P-011 Rev 00, 425.064800.00001, 425.064800.00001 and 425.064800.00001 Rev 01.*

Consequently, the following conditions' description will require to be modified as follows.

Condition 09:

No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the approved use have been implemented in accordance with the approved details as shown on plan P-006 Rev 03 and shall be thereafter retained as such.

Proposed modification to condition description to refer to drawing 094-P-006-04-Proposed Site Plan.

*No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the approved use have been implemented in accordance with the approved details as shown on plan **P-006 Rev 04** and shall be thereafter retained as such.*

Condition 11:

No part of the development hereby permitted shall be occupied until the fast charge electric vehicle charging point as shown on drawing number P-006 Rev 03 have been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Proposed modification to condition description to refer to drawing 094-P-006-04-Proposed Site Plan.

*No part of the development hereby permitted shall be occupied until the fast charge electric vehicle charging point as shown on drawing number **P-006 Rev 04** have been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.*

Condition 19:

The approved landscaping scheme as shown on drawing number P- 006 Rev 03 shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Proposed modification to condition description to refer to drawing 094-P-006-04-Proposed Site Plan.

*The approved landscaping scheme as shown on drawing number **P- 006 Rev 04** shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved*

landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

We trust the attached is clear and sufficient to achieve a positive determination in a timely manner. Please let us know if there is anything further that you require.

Yours Sincerely



Guillermo Marijuan Guimera
MA (ETSAV-UPCE) ARB RIBA
Director
for and on behalf of **e-gg**