Batcheller Monkhouse

Stratton House
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

[redacted]

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

17th November 2026

Dear Sir / Madam

DC/26/1051 – Warnham Court Farmhouse, Church Street, Warnham, Horsham
Demolition of the existing conservatory and erection of a part two storey rear extension, erection of a single storey orangery rear extension, alterations to the roof and fenestration, removal of the existing gate on the south-western track and new surfacing.
Discharge of Conditions 3, 4, 5 and 6

This letter accompanies a Discharge of Condition application relating to the demolition of the existing conservatory and erection of a part two storey rear extension, erection of a single storey orangery rear extension, alteration to the roof and fenestration, removal of the existing gate of the south-western track and new surfacing.

Background

Planning permission was granted under reference DC/26/1051 dated 13th August 2026.

The approval was subject to the following pre commencement conditions:

Condition 3

Pre-Commencement Condition: *Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*

b) *evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*

c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

Condition 4

***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 1:5 fully describing:*

i) new/and/or/replacement windows, external doors, roof lantern. These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:
- *roof ridge*
- *hips*
- *valleys*
- *eaves*
- *verges*
- *verges and bargeboards*
- *flat roof perimeters*
- *parapets*

b) *Samples or specifications of external materials and surface finishes.*

c) *Specifications of proposed gate.*

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).

Condition 5

Pre-Commencement (Slab Level) Condition*: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) *purpose and conservation objectives for the proposed enhancement measures;*
b) *detailed designs or product descriptions to achieve stated objectives;*
c) *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
d) *persons responsible for implementing the enhancement measures; and*
e) *details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Condition 6

Pre-Occupation Condition: *Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

Pre-Commencement Condition*: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows*

Batcheller Monkhouse

Attached with this discharge of condition are the following documents to enable the Conditions noted above to be discharged:

Condition 3
Attached to this application is confirmation from Natural England that a licence has been received and accepted by them and works can commence on site. The licence is valid between 21/10/2026 until 21/10/2031.

The application also includes a Precautionary Working Method Statement prepared by Ptera Ecology. All contractors working on site will receive a copy and attend a toolbox talk before any works commence.

Condition 4
The attached detailed, scaled drawings show the windows, external doors, roof lantern and roof details, including sections. Also enclosed are the proposed gate specification and samples/specifications of external materials and surface finishes.

Condition 5
A Biodiversity Enhancement Strategy has been prepared by Leith Ecology and is attached with this application.

Condition 6
Condition 6 requires a lighting design strategy for biodiversity to be submitted and approved before occupation. As no external lighting is proposed as part of the application, it is considered that the condition is satisfied and does not require discharge.

It is considered that the enclosed information satisfies the requirements of Conditions 3, 4, 5 and 6, and we respectfully request that these conditions are discharged.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully

[redacted]

Charlotte Catton-Giltinane
Planning and Development

Enc. Bat Licence
Precautionary Working Method Statement
Scale Details Plans
Biodiversity Enhancement Strategy
Materials Schedule