Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0375
30 West Street, Horsham, West Sussex, RH12 1PB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1391.

RELEVANT PLANNING HISTORY:

DC/25/1391	External alterations including installation of new windows and doors and alterations to existing windows and doors at ground, first and second floors.	Application Permitted on 23.10.2025

PLANNING ASSESSMENT

Planning Application DC/25/1391 was granted consent on 23/10/2025. This permission was for the following:

External alterations including installation of new windows and doors and alterations to existing windows and doors at ground, first and second floors.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition*: No development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls and windows of the approved building 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).

The submitted Schedule of Proposed Materials provide the details and specifications of the materials, specifically relating to the new windows and doors on all elevations and rendered panels on the front elevation. Whilst there is no render present on the existing building, the principle of render has been established, with numerous buildings within the locality having rendered facades. The proposed white uPVC windows and doors and are also deemed appropriate. These materials represent an enhancement to the existing building and there would be no adverse impact to the character of the building, or the surrounding wider area. As such, the requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DISC/25/0375
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Schedule Of Proposed Materials	NONE	27.11.2025
Supporting Docs	Email - Confirmation of Windows Colour	NONE	22.01.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 19/01/2026

Authorising Officer sign/initial Tamara Dale Date: 22/01/2026