



**Horsham
District
Council**

Mr Richard Lee
DK Planning & Design
22 Searles View
Horsham
RH12 4FG

Our ref: DISC/26/0184
Your ref: Sedgwick Castle House,
discharge of conditions
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 15th September 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Condition 3 and 4 for approved application
DC/25/0630**

Sedgwick Castle House Broadwater Lane Copsale West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-commencement Condition:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

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).

Date of approval - 15th September 2026

4. **Pre-commencement Condition:** Notwithstanding previously submitted information, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until details have been submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development and the final specification for construction, edging and surfacing of the "no-dig" permeable hardstanding, where located within the root protection areas of protected trees in accordance with preliminary details outlined within the submitted arboricultural report by PJC Consultancy Ltd.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 15th September 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Foundation Plan	B	05.08.2026
Details plan	Block and Tree Plan	B	05.08.2026
Supporting Docs	Geosynthetics Cellweb Tree Root Protection	NONE	16.06.2026
Materials	Bricks	NONE	16.06.2026
Plans	Proposed Garage	CO/636/01	16.06.2026
Materials	External Materials schedule	NONE	16.06.2026
Materials	Roof	NONE	16.06.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control