

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Envision House 5 North Street Horsham West Sussex

Extensions and alterations to existing property, including extensions to roof to provide for 4 no. 2-bedroom flats and 1 no. 1-bedroom flats; and associated works.

Your application DC/26/1082 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
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Application Number: DC/26/1082

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: GBD Developments LLP

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Extensions and alterations to existing property, including extensions to roof to provide for 4 no. 2-bedroom flats and 1 no. 1-bedroom flats; and associated works.

Envision House 5 North Street Horsham West Sussex

to be carried out in accordance with Application No. DC/26/1082 submitted to the Council on 07/07/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 16/09/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	Location, Site and Existing Ground Floor	100 REV P1	07.07.2026
Section plan	Existing	104 REV P1	07.07.2026
Floor plan	Proposed Ground	110 REV P2	07.07.2026
Floor plan	Proposed First	111 REV P2	07.07.2026
Floor plan	Proposed Second	112 REV P2	07.07.2026
Floor plan	Proposed Third	113 REV P1	07.07.2026

Roof plan	Proposed	114 REV P1	07.07.2026
Elevation plan	Existing and Proposed West Elevations	120 REV P2	07.07.2026
Elevation plan	Existing and Proposed East Elevations	121 REV P2	07.07.2026
Section plan	Proposed	130 REV P1	07.07.2026
Floor plan	Existing Ground	210 REV P1	07.07.2026
Floor plan	Existing First	211 REV P1	07.07.2026
Floor plan	Existing Second	212 REV P1	07.07.2026
Roof plan	Existing	213 REV P1	07.07.2026
Elevation plan	Existing and proposed north and south elevations	122 REV P1	20.08.2026
Elevation plan	Existing and proposed north and south elevations	202 REV P1	20.08.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

- i. the anticipated number, frequency and types of vehicles used during construction
- ii. the method of access and routing of vehicles during construction
- iii. the parking of vehicles by site operatives and visitors,
- iv. the loading and unloading of plant, materials and waste
- v. the storage of plant and materials used in construction of the development
- vi. the erection and maintenance of security hoarding,
- vii. the provision of wheel washing facilities and other works required to mitigate the impact on construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- viii. details of public engagement both prior to and during construction works

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:**

- (a) No development shall commence until a scheme of noise and vibration attenuation and ventilation, sufficient to prevent overheating and maintain thermal comfort, has been

submitted to and approved in writing by the Local Planning Authority. The development shall take place in strict accordance with the approved details.

The scheme shall include acoustic performance details of the building facades and glazing and incorporate the recommendations detailed in the Acoustic South East Change of Use Planning Application (Class MA), report dated 22/07/2026, reference J4232. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmix with suitable measures to ensure the thermal comfort of occupiers.

The scheme of ventilation shall be designed following a suitable overheating assessment in accordance with the CIBSE overheating position statement March 2020 using weather files DSY2 and shall ensure a suitable scheme to mitigate overheating and ventilate the premises hereby permitted and having due regard to installation and design standards of Acoustics Ventilation and Overheating: Residential Design Guide January 2020.

- (b) The development hereby permitted shall not be occupied until a verification report for the noise and vibration attenuation has been submitted to and approved in writing by the Local Planning Authority. The noise and vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: In the interest of the amenities of nearby residents and future occupants, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5 Pre-Commencement Condition:

- (a) No development shall commence until layout plans demonstrating that there is no adverse stacking of habitable rooms, or a scheme of sound insulation and construction to ensure that the sound insulation of the party floors is 5dBA or better than Building Regulations, has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in strict accordance with the agreed details.
- (b) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until a verification report, confirming that the sound insulation between party floors meets the requirement in (a) has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenities of future occupants in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 Regulatory Condition: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant - Highways Licences

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Note to Applicant - Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until an appropriate verification report prepared by a competent person has been agreed with the Council's Environmental Health Team.

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.