Horsham District Council

Mr Rob Harrington
Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

Our ref:	DISC/25/0123
Your ref:	Upper Beeding Pharmacy Full Planning DoCs
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 174
If Calling Please ask for:	Steve Astles
Date:	25th July 2025

Dear Sir/Madam,

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

Approval of details reserved by conditions 3, 4, 5, 6 and 13 to approved application DC/23/1770.

Upper Beeding Pharmacy High Street Upper Beeding 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**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

   i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
   ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

   The approved details shall be adhered to throughout the construction period.

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

Date of approval - 25th July 2025

4. **Pre-Commencement Condition**: Before any relevant work begins on site, the person(s) responsible for supervising the works to alter the attic floor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed. The floor boards can be removed prior to this meeting so that the floor joists can be inspected before removal.

   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).

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5. **Pre-Commencement Condition**: Prior to commencement of development other than for demolition the applicant shall provide a scheme of sound insulation and construction that shall ensure that the sound insulation of the separating structures between the commercial and residential uses is 5dBA or better than the standard required in the building regulations. The scheme shall be submitted to and approved in writing by the local planning authority and shall also include details of post construction sound insulation verification to be carried out.

   Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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6. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) 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).

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13. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

   Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

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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
Supporting Docs	Assessment of Sound Insulation	NONE	08.04.2025
Supporting Statement	Planning	NONE	08.04.2025
Site plan		PL.20	08.04.2025

Notes to Applicant:

- The applicant is advised that in respect of Condition 5 post-completion noise testing should be carried in accordance with that originally undertaken at the site.

- The applicant is advised that Condition 14 does not require the approval of details, the development must though take place in accordance with the requirements of the condition.

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