[redacted]

Palmers Lodge - DC/24/0499 and DC/24/0500

[redacted] 22 April 2025 at 18:20

To: planning@horsham.gov.uk

Dear Sirs

Re Palmers Lodge, Broadford Bridge Road, West Chiltington RH20 2LA

Following receipt of the grant of approval under the above Planning and Listed Building references, we would like to apply for the Discharge of Conditions contained in both documents, notably:- Pre-commencement Condition No 3 a and b in the Planning Approval and Condition No 2 a and b in the Listed Building Approval (both state the same requirement).

Restoration work to the Listed building has taken place to make the property watertight and habitable, but no further change to headings covered under the Planning Conditions have been undertaken. It has been purely repair and improvements with changes at roof level or basement not being contemplated at this stage (or if at all in the future).

The design work to which the Discharge of Condition Nos 2 and 3 all relate are to the new side extension and oak framed barn. The more modern original lean-to extension has been demolished and the site prepared for the erection of a new oak superstructure by "Oakwrights" later in the year.

Before submitting this application for pre-commencement works, many working details have had to be drawn up and agreed, which has taken considerable time and energy to be correct.

Consequently we attach the following information in plan form for you to consider:-

- Proposed lower ground and ground floor plans including mezzanine - Drg no 112/210/10C
- Proposed first and second floor plans - Drg no 112/210/11C
- Proposed elevations as a general arrangement - Drg no 112/210/13C
- Oakwrights more detailed working drawings of the side addition - Drg no OJC.6176 F1 - 4
- Ridge, eaves and flat roof working detail at 1:5 scale - Drg no 112/210/17
- Window, door and rooflight working detail - Drg no 112/210/18

The materials proposed for the external finishes as requested under Condition b of the pre-commencement heading are for the exposed oak framework, timber window and door joinery, along with the following schedule of materials:-

Roof Tiles - Handmade clay tiles (Keymer roof tiles)

Timber Boarding - Oak cladding (Castle Boarding)

Windows and Doors - Hardwood, painted to match existing house - Little Green Paint - Sage Boringdon Green colour

Brick Plinth - Imperial bricks to match house - "Country Blend"

Velux Windows - Heritage

Gutters - Metal Galvanised

Glazing - Please refer to Oakwrights specification

Lantern on link - Grey aluminium

The specification of these components/manufacturers is either covered by Oakwrights drawings or on the attached technical details from the suppliers, where available

I trust the above information, drawings and specifications are sufficient for you to Discharge the Pre-commencement Conditions.

If you require more explanation or working detail, please let me know.

Yours faithfully

[redacted]

2 attachments

Heritage Conservation Roof Windows.pdf
218K

Keymer reclaimed red tiles.pdf
131K

Design & Access Statement		NONE	02.04.2024
Supporting Statement	Heritage	NONE	02.04.2024
Elevation plan	Existing	112/210/03	02.04.2024
Floor plan	Existing roof	112/210/02	02.04.2024
Floor plan	Existing sections	112/210/01	02.04.2024
Site plan	Existing	112/210/07	02.04.2024
Supporting Statement	Preliminary Roost Assessment	NONE	02.04.2024

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**: No development other than demolition shall commence above ground floor slab level 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 windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or 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).

4 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Horsham District Council

Mr Michael Wilson
Michael Wilson Restorations
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

Palmers Lodge Broadford Bridge Road West Chiltington West Sussex
Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Listed Building Consent).

Your application DC/24/0500 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.

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

Horsham District Council

Mr Michael Wilson
Michael Wilson Restorations
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

Application Number: DC/24/0500

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

On behalf of: Gregory Gladwin

In pursuance of their powers under the above-mentioned Acts, the Council hereby GRANT Listed Building Consent for the following works:

Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Listed Building Consent).

Palmers Lodge Broadford Bridge Road West Chiltington West Sussex

in accordance with the details specified in your Application No. DC/24/0500 submitted to the Council on 02/04/2024 and subject to due compliance with the conditions and plans/documents specified hereunder.

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Pre-commencement Condition**: No works other than demolition 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 windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or 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).

3 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: 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).

4 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	112/210/06 REV A	21.05.2024
Floor plan	Proposed roof	112/210/05 REV A	21.05.2024
Floor plan	Proposed	112/210/04 REV A	21.05.2024
Site plan	Proposed	112/210/08 REV A	21.05.2024
Photos		NONE	02.04.2024
Photos		NONE	02.04.2024
Location plan		NONE	02.04.2024
Design & Access Statement		NONE	02.04.2024
Supporting Statement	Heritage	NONE	02.04.2024
Elevation plan	Existing	112/210/03	02.04.2024
Floor plan	Existing roof	112/210/02	02.04.2024
Floor plan	Existing sections	112/210/01	02.04.2024

Site plan	Existing	112/210/07	02.04.2024
Supporting Statement	Preliminary Roost Assessment	NONE	02.04.2024

Note to Applicant
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

Emma Parkes
Head of Development and Building Control

Date: 25/06/2024

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 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.

Horsham District Council

Mr Michael Wilson
Michael Wilson Restorations
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

Palmers Lodge Broadford Bridge Road West Chiltington West Sussex
Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).

Your application DC/24/0499 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.

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

Horsham District Council

Mr Michael Wilson
Michael Wilson Restorations
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

Application Number: DC/24/0499

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

On behalf of: Gregory Gladwin

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:

Demolition of existing side extension and replacement with a new single storey barn with minor internal changes (Householder Application).

Palmers Lodge Broadford Bridge Road West Chiltington West Sussex

to be carried out in accordance with Application No. DC/24/0499 submitted to the Council on 02/04/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 25/06/2024

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
Elevation plan	Proposed	112/210/06 REV A	21.05.2024
Floor plan	Proposed roof	112/210/05 REV A	21.05.2024
Floor plan	Proposed	112/210/04 REV A	21.05.2024
Site plan	Proposed	112/210/08 REV A	21.05.2024
Photos		NONE	02.04.2024
Photos		NONE	02.04.2024
Location plan		NONE	02.04.2024

Design & Access Statement		NONE	02.04.2024
Supporting Statement	Heritage	NONE	02.04.2024
Elevation plan	Existing	112/210/03	02.04.2024
Floor plan	Existing roof	112/210/02	02.04.2024
Floor plan	Existing sections	112/210/01	02.04.2024
Site plan	Existing	112/210/07	02.04.2024
Supporting Statement	Preliminary Roost Assessment	NONE	02.04.2024

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**: No development other than demolition shall commence above ground floor slab level 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 windows, external doors, rooflights. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters

b) Samples or 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).

4 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: 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).

5 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

Note to Applicant
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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.