Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref:	DC/24/0254
Your ref:	Rowfold Lodge - stables
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	13th March 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 11, Class B

Prior notification for the demolition of two buildings at Rowfold Lodge.

Rowfold Lodge Coneyhurst Road Billingshurst West Sussex

In reference to your application, DC/24/0254, Horsham District Council hereby determines that **further prior approval is not required**.

The proposal can now proceed subject to the following conditions:

1. The works must be carried out in accordance with the details submitted.

You should ensure that all other consents necessary to construct the development, for example under the Building Regulations, are met.

Schedule of Plans/Documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	122_05	15.02.2024
Location plan		NONE	15.02.2024
Site plan		NONE	15.02.2024
Supporting Docs	Cover Letter dated 12.02.2024	NONE	15.02.2024

Additional Information for Applicant

The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified

activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

The Applicant is advised that obstructing the Public Right of Way without prior consent from the Local Highways Authority may represent an offence under the Highways Act 1980. Any demolished materials or plant / machinery should not be stored on the footpath. The applicant is advised to contact the Local Highways Authority (West Sussex County Council) prior to any works taking place for further guidance on the matter.

Yours faithfully



Emma Parkes
Head of Development and Building Control