



**Horsham
District
Council**

Mr Adrian Kearley
QED Planning
Wesley House
Bull Hill
Leatherhead
Surrey
KT22 7AH

Our ref: DISC/25/0397
Your ref: Kingsmead - C9, C19, C28 -
Materials
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 16th February 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 Conditions 9 (external materials), 19 (Cycle / mobility scooter stores) and 28 (glazed screens) to approved application DC/25/1170.

Kingsmead Nursing Home Crawley Road Horsham West Sussex

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

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

Date of approval - 16th February 2026

19. **Pre-Occupation / Use Condition:** The development hereby approved shall not be occupied until details of secure and covered cycle parking facilities for staff and visitors, and mobility scooter parking for residents, have been submitted to and approved in writing by the Local Planning Authority. The approved cycle and mobility scooter parking facilities shall be fully implemented and made available for use prior to occupation and thereafter be retained for use at all times.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Date of approval - 16th February 2026

28. **Pre-Occupation / Use Condition:** The development hereby approved shall not be occupied until details of the obscure glazed screens to the first-floor balconies to the eastern side, north-eastern corner and north-western corner, of the building, have been submitted to and approved by the Local Planning Authority. The approved balcony screening shall be completed before the development is occupied and be retained thereafter.

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

Date of approval - 16th February 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
Elevation plan	CYCLE STORE PLAN AND ELEVATIONS	1031 109 T B	05.02.2026
Supporting Docs	Proposed Obscure Balcony Details		11.12.2025
Materials	EXTERNAL SCHEDULE OF MATERIALS	A-1031 A	11.12.2025

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