



**Horsham
District
Council**

Mr Jake McLewee
Architecture by Jake
Unit O
Cobblestone Walk
74 High Street
Steyning
West Sussex
BN44 3RD

Our ref: DISC/25/0408
Your ref: Rose Discharge Conditions
Email: planning@horsham.gov.uk
Direct Line: 01403 215598
If Calling Please ask for: Meg Bayliss
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**

Approval of details reserved by conditions 2 and 3 to approved application DC/25/1580.

Old Timbers 84 High Street Steyning West Sussex

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

2. **Pre-commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the fitment of the kitchen must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm the routing of the new service and waste pipes.

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).

Date of approval - 16th February 2026

3. **Pre-commencement Condition:** No relevant works 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:

Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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).

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
Supporting Statement	Correspondence	NONE	24.12.2025
Floor plan		A 512-9	24.12.2025

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