Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0176
Church View, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:
Approval of details reserved by conditions 2 and 3 to application DC/23/1950

RELEVANT PLANNING HISTORY:

DC/23/1950	Demolition of two existing conservatory structures with alterations to associated openings. Minor partition changes. Re-roofing of existing tiled roofs and replacement of existing tiled hanging. (Listed Building Consent)	Application Permitted on 12.12.2023.

PLANNING ASSESSMENT
Listed Building Consent ref: DC/23/1950 was granted on 12.12.2023 for the following works: -

Demolition of two existing conservatory structures with alterations to associated openings. Minor partition changes. Re-roofing of existing tiled roofs and replacement of existing tiled hanging.

Consent is sought to discharge the details reserved by conditions 2 and 3: -

Condition 2:
Pre-Commencement Condition*: No works shall take place until details specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.*

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).

The supporting documents provided in the form of roof and hanging tile details, indicate that the dwelling will be tiled with 40-50% reclaimed clay tiles randomly mixed with 50-60% site salvaged existing clay tiles. The submitted details are considered acceptable to meet the above requirements and are considered acceptable having regard to the listed building.

Condition 3:
Pre-Commencement Condition*: No 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 1:5 fully describing replacement windows and external doors. These drawings must show:*
  - materials
  - cross section of frame, transom, mullions, glazing bars, etc

- method of opening
- method of glazing

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).

The supporting documents provided in the form of a plan of the ground floor replacement door, indicates that the sliding patio door will have a white paint finish, be double glazed and have engineered timber frames. The submitted details do not relate to any replacement windows, and further consent would be required for any such works. The details are considered acceptable to meet the above requirements and are considered acceptable having regard to the listed building.

Recommendation: Application Permitted

Plans list for: DISC/24/0176
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Roof Hanging Tiles	2310-04-715	08.07.2024
Plans	Ground Floor Replacement Door	2310-04-714	08.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.07.2024

Authorising Officer sign/initial Guy Everest Date: 26.07.2024