



**Horsham
District
Council**

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

The Dutch Barn Cowfold Road Coolham RH13 8QJ

Retrospective application for the retention of existing agricultural building together with timber cladding for the storage and maintenance of classic cars and agricultural equipment

Your application DC/20/0132 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



Barbara Childs
Director of Place



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/20/0132

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

On behalf of: Mr H Woodage

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:

Retrospective application for the retention of existing agricultural building together with timber cladding for the storage and maintenance of classic cars and agricultural equipment

The Dutch Barn Cowfold Road Coolham RH13 8QJ

to be carried out in accordance with Application No. DC/20/0132 submitted to the Council on 22/01/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 27/03/2020

- 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
Design & Access Statement		NONE	22.01.2020
Elevation & Floor plan	Pre-existing	A101 02	22.01.2020
Elevation & Floor plan	Proposed with location plan	A100 04	22.01.2020

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises shall be used solely for storage purposes, as set out in the 'Supporting Planning, Design and Access Statement' (ref: NJA/19/326 dated January 2020), and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to (insert with reasons) under Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority by way of a formal application.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies 25 and 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** No industrial or commercial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority by way of a formal application.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies 25 and 33 of the Horsham District Planning Framework (2015).

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 daniel.raymond@horsham.gov.uk or phone 01403 733144.

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.

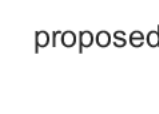
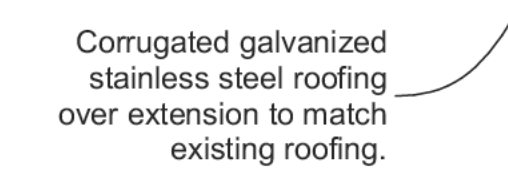
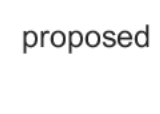
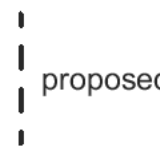
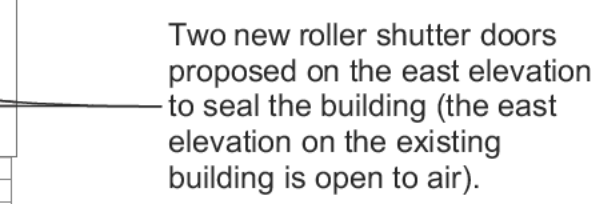
You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served 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.

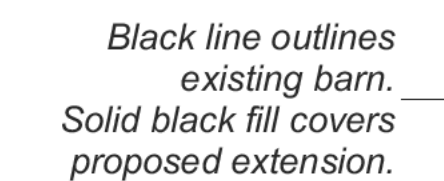
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, 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>.



Proposal includes the replacement of in situ asbestos concrete board siding which covers the building's south, west and north elevations, with new softwood feather edge timber siding over said elevations.

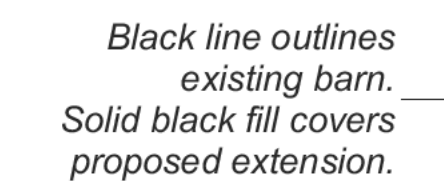
Existing concrete blocks to be retained and left exposed below proposed new timber cladding.



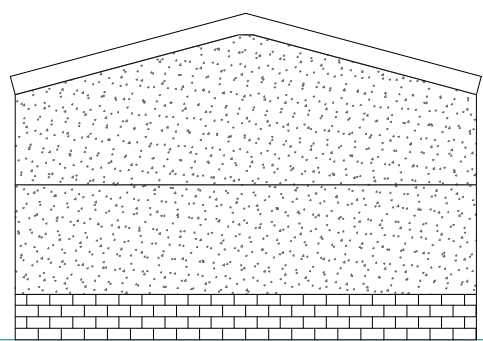
Floor Area of Existing Building: 55.75 m²

Floor Area of the Proposed Extension: 40.22 m²

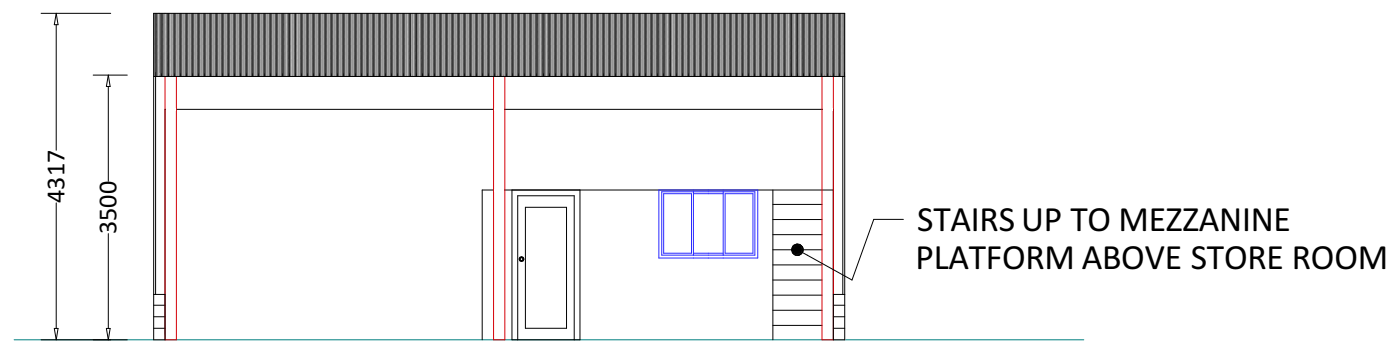
Floor Area of entire building as Proposed: 95.97 m²



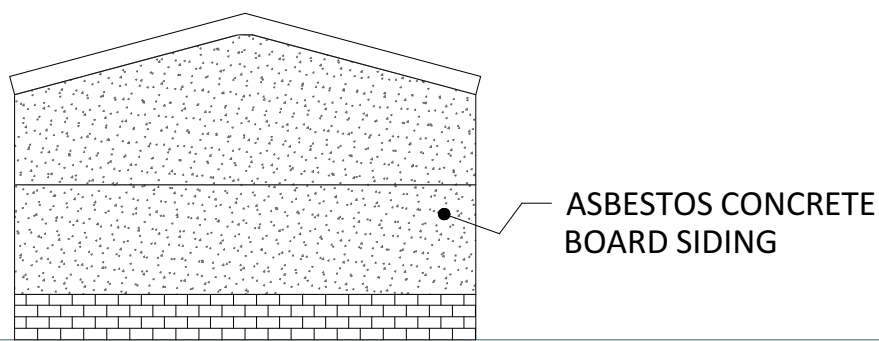
Site:	
THE DUTCH BARN COWFOLD ROAD COOLHAM RH13 8QJ	
Applicant:	
MR HARRY WOODAGE	
Drawing:	
BARN - GENERAL ARRANGEMENT - PROPOSED	
Drawing No:	Date:
A100	21/01/20
Revision	Scale:
04	1:50@A1
Proposal:	
The proposal is to remove all asbestos concrete board from agricultural building and clad the external walls. Extend the building to the West side up to the boundary, retaining the same building width.	



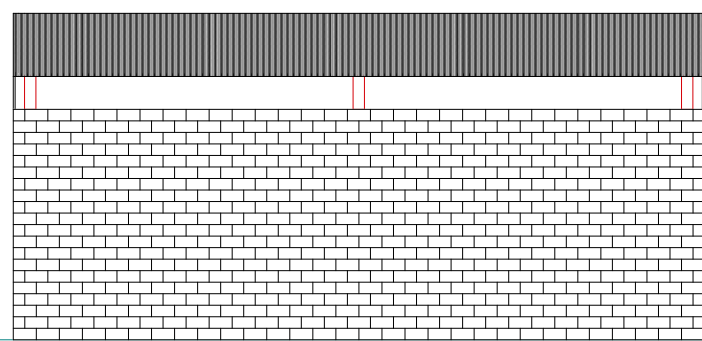
PRE-EXISTING
NORTH ELEVATION
1:100 @ A1



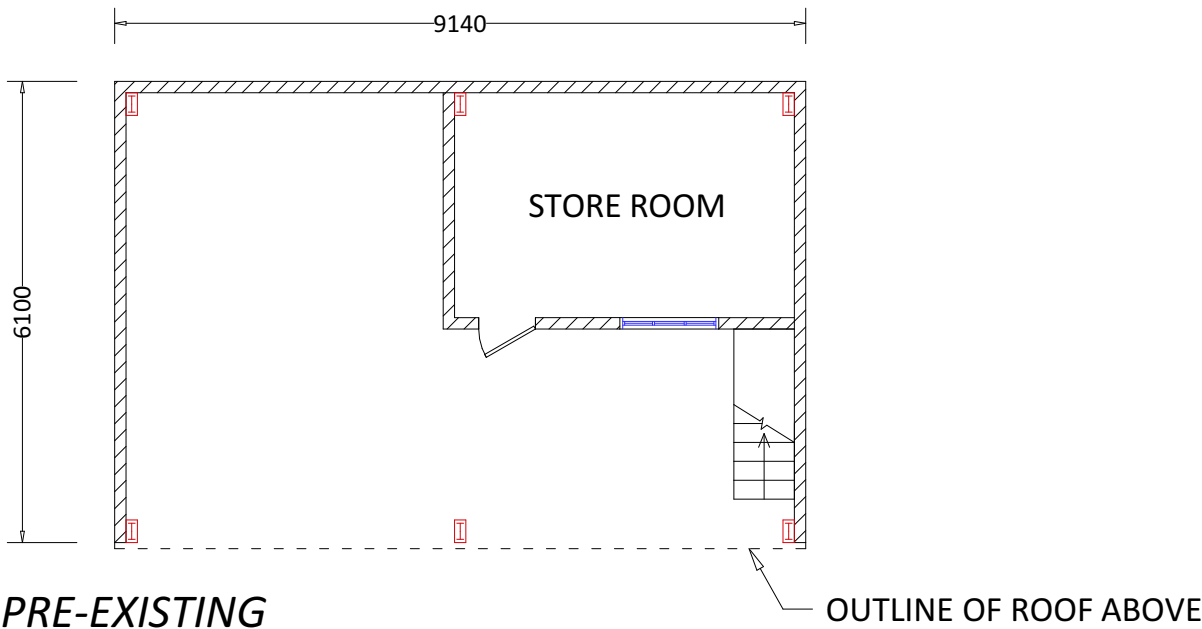
PRE-EXISTING
EAST ELEVATION - (FRONT)
1:100 @ A1



PRE-EXISTING
SOUTH ELEVATION
1:100 @ A1



PRE-EXISTING
WEST ELEVATION - (REAR)
1:100 @ A1



PRE-EXISTING
BUILDING PLAN
1:100 @ A1

Floor Area of Existing Building: 55.75 m²
Floor Area of the Proposed Extension: 40.22 m²
Floor Area of entire building as Proposed: 95.97 m²

Site:
THE DUTCH BARN
COWFOLD ROAD
COOLHAM
RH13 8QJ

Applicant:
MR HARRY WOODAGE

Drawing:
BARN - PRE-EXISTING
PLANS

Drawing No:
A101

Date:
21/01/20

Revision
02

Scale:
1:100@A1

Proposal:
The proposal is to remove all
asbestos concrete board from
agricultural building and clad
the external walls. Extend the
building to the West side up
to the boundary, retaining the
same building width.