



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0223

New House Farm, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/1819

RELEVANT PLANNING HISTORY:

DC/25/1819	Re-roofing works and infill works to roof. Replacement of two windows, removal of window, flat roof and new leadwork flat roof formed with traditional style lantern light. Existing brickwork covered with vertical tile hanging to match existing (Householder Application).	Application Permitted on 05.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1819 was granted consent on 05.01.2026. This permission was for the following:

Re-roofing works and infill works to roof. Replacement of two windows, removal of window, flat roof and new leadwork flat roof formed with traditional style lantern light. Existing brickwork covered with vertical tile hanging to match existing (Householder Application).

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 6: -

Condition 3:

Pre-Commencement Condition: Prior to relevant work beginning, the following details shall 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:

- *Specifications of external materials and surface finishes.*

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 details have been submitted in the form of a Planning Statement reference 17/106 received 13.07.2026. The proposed materials are consistent with the original design and are considered acceptable.

Condition 4:

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:

- *Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.*

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 details have been submitted in the form of a Planning Statement reference 17/106 received 13.07.2026. The specification would preserve the special interest of the listed building, with the submitted details therefore considered acceptable.

Condition 5:

Pre-Commencement Condition: *Prior to the commencement of any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

- a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
- a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998. The requirements of the condition have been satisfied.

The applicant has provided details of successful registration obtaining a low impact class licence, to register the site. This is sufficient to meet the requirements of the above condition.

Condition 6:

Pre-Commencement (Slab Level) Condition: *Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- *persons responsible for implementing the enhancement measures; and*
- *details of initial aftercare and long-term maintenance (where relevant).*
- *The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

The details have been submitted in the form of a Biodiversity Enhancement Strategy received 15.07.2026. The submitted details fulfil the requirements of the above conditions and are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0223

(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
Supporting Statement	Low Impact Licence		15.07.2026
Supporting Statement	Biodiversity Enhancement Strategy		15.07.2026
Supporting Docs	Cover Letter	NONE	13.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 04.09.2026

Authorising Officer sign/initial Guy Everest Date: 09.09.2026