Horsham District Council

Mrs Sarah Sheath
dowsettmayhew Planning Partnership
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

57 West Street Horsham West Sussex RH12 1PL
Installation of external flue and extraction equipment to rear of premises along with rationalisation/replacement of air conditioning units, new rooflights and replacement shop front.

Your application DC/24/1016 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,
Development Management

Horsham District Council

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Application Number: DC/24/1016

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

On behalf of: . Trading Post Coffee Roasters Ltd

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:

Installation of external flue and extraction equipment to rear of premises along with rationalisation/replacement of air conditioning units, new rooflights and replacement shop front.

57 West Street Horsham West Sussex RH12 1PL

to be carried out in accordance with Application No. DC/24/1016 submitted to the Council on 04/07/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 29/08/2024

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
Location & Block plan	Site Location and Block Plan	24017-P-001P	04.07.2024
Floor plan	Existing Plans Ground & First Floor	24017-P-010P	04.07.2024
Roof plan	Existing Plans Second & Roof	24017-P-011P	04.07.2024
Elevation plan	Existing Front and Side Elevation 01	24017-P-012P	04.07.2024
Elevation plan	Existing Rear and Side Elevation 02	24017-P-013P	04.07.2024

Floor plan	Proposed Plans Ground & First Floor	24017-P-100P	04.07.2024
Roof plan	Proposed Plans Second & Roof	24017-P-101P	04.07.2024
Elevation plan	Proposed Front and Side Elevation 01	24017-P-102P	04.07.2024
Elevation plan	Proposed Rear and Side Elevation 02	24017-P-103P	04.07.2024
Layout plan	Proposed Kitchen Plans	24017-P-200 C	04.07.2024
Plans	Kitchen Ventilation	1596-001 REV C	20.08.2024
Supporting Statement	Assessment of Proposed New Coffee House by Acoustic South East dated 19.06.2024	J3836 Issue 1	04.07.2024
Design & Access Statement	Planning and Heritage	NONE	04.07.2024
Supporting Docs	Electrostatic Precipitator (ESP) Model DGRH-K-3500K	NONE	08.08.2024
Supporting Docs	W6A / W6E Coffee Roaster Specification	NONE	07.08.2024
Supporting Docs	Report Air Sampling dated July 11 2013	NONE	07.08.2024
Supporting Docs	LONGAR Type 8 Activated Carbon Filters	NONE	07.08.2024
Supporting Docs	Report Air Sampling dated July 11 2013	NONE	07.08.2024
Supporting Docs	Ventilation and Extraction Statement	NONE	04.07.2024

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

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement external doors, rooflights/roof lantern.

These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) shopfront

These drawings must show:
- materials
- decorative/protective finish
- formation of opening including structural support
- colour scheme

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).

4 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: 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).

5 **Regulatory Condition**: The extraction equipment hereby permitted shall be installed in accordance with the approved details. The equipment shall be retained in accordance with these details thereafter.

Reason: In the interest of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The extraction equipment hereby permitted shall not operate outside of the opening hours of the business.

Reason: In the interest of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

Note to Applicant
The applicant is advised that this permission does not authorise the replacement signage for advertising, for which separate consent is required under the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

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 hop.oast.admin@horsham.gov.uk.

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.