Horsham District Council

Mrs Hannah Reynolds
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

Shermanbury Place Brighton Road Shermanbury West Sussex
General repair and conservation works to house (Listed Building Consent)

Your application DC/25/0865 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

Mrs Hannah Reynolds
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

Application Number: DC/25/0865

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

On behalf of: Mr and Mrs A Boulsien

In pursuance of their powers under the above-mentioned Acts, the Council hereby GRANT Listed Building Consent for the following works:

General repair and conservation works to house (Listed Building Consent)

Shermanbury Place Brighton Road Shermanbury West Sussex

in accordance with the details specified in your Application No. DC/25/0865 submitted to the Council on 19/06/2025 and subject to due compliance with the conditions and plans/documents specified hereunder.

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Pre-Commencement Condition**: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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).

3 **Pre-Commencement Condition**: No relevant works shall take place until a section through the reboarding and plastering of the ceiling(s), showing the relationship between the boarding and decorative features, has been submitted to and approved in writing by the Local Planning Authority. The works shall take place in strict accordance with the agreed details.

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).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

Schedule of plans/documents
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and Proposed basement	2405SH_R3_100 REV 03	19.06.2025
Floor plan	Existing and Proposed Ground Floor	2405SH_R3_101 REV 03	19.06.2025
Floor plan	Existing and Proposed Ground Floor	2405SH_R3_102 REV 03	19.06.2025
Floor plan	Proposed Game Larder	2405SH_R3_200 REV 03	19.06.2025
Floor plan	Proposed Cellar entrance and stairs	2405SH_R3_201 REV 03	19.06.2025
Floor plan	Proposed Plant room	2405SH_R3_202 REV 03	19.06.2025
Floor plan	Proposed Corridor to main basement	2405SH_R3_203 REV 03	19.06.2025
Floor plan	Proposed Hall	2405SH_R3_204 REV 03	19.06.2025
Floor plan	Proposed Wine Cellar	2405SH_R3_205 REV 03	19.06.2025
Floor plan	Proposed Root Store	2405SH_R3_206 REV 03	19.06.2025
Floor plan	Proposed F1 Landing	2405SH_R3_400 REV 03	19.06.2025
Floor plan	Proposed F2 East Hallway	2405SH_R3_401 REV 03	19.06.2025
Floor plan	Proposed F3 Girls Spare Bed	2405SH_R3_402 REV 03	19.06.2025
Floor plan	Proposed F4 East Hallway (Lower)	2405SH_R3_403 REV 03	19.06.2025
Floor plan	Proposed F5 Mums Bed - East Wing	2405SH_R3_404 REV 03	19.06.2025

Floor plan	Proposed F6 Guest Spare Bed	2405SH_R3_405 REV 03	19.06.2025
Floor plan	Proposed F7 Bathroom East	2405SH_R3_406 REV 02	19.06.2025
Floor plan	Proposed F8 Master Bed	2405SH_R3_407 REV 02	19.06.2025
Floor plan	Proposed F9 Master Bath	2405SH_R3_408 REV 03	19.06.2025
Floor plan	Proposed F10 Dressing room	2405SH_R3_409 REV 03	19.06.2025
Floor plan	Proposed F11 North Bathroom	2405SH_R3_410 REV 03	19.06.2025
Floor plan	Proposed F12 Boys Spare Room	2405SH_R3_411 REV 03	19.06.2025
Floor plan	Proposed F13 Williams Room	2405SH_R3_412 REV 02	19.06.2025
Floor plan	Proposed F14 Bathroom West Wing	2405SH_R3_413 REV 03	19.06.2025
Floor plan	Proposed Gun Room West Wing	2405SH_R3_414 REV 03	19.06.2025
Floor plan	Proposed F16 West Hallway	2405SH_R3_415 REV 03	19.06.2025
Floor plan	Proposed Utility Room	2405SH_R3_416 REV 03	19.06.2025
Floor plan	Proposed F18 WC	2405SH_R3_417 REV 03	19.06.2025
Floor plan	Proposed F19 Staff Staircase	2405SH_R3_418 REV 03	19.06.2025
Floor plan	Proposed G1 Entrance Porch	2405SH_R3_300 REV 03	19.06.2025
Floor plan	Proposed G2 Entrance Hall	2405SH_R3_301 REV 03	19.06.2025
Floor plan	Proposed West Hallway	2405SH_R3_302 REV 03	19.06.2025
Floor plan	Proposed G4 Cloakroom and WC	2405SH_R3_303 REV 03	19.06.2025
Floor plan	Proposed G6 Dining Room	2405SH_R3_304 REV 03	19.06.2025
Floor plan	Proposed G7 Farm Office	2405SH_R3_305 REV 03	19.06.2025
Floor plan	Proposed G9 Butlers Pantry	2405SH_R3_306 REV 03	19.06.2025
Floor plan	Proposed G10 Kitchen	2405SH_R3_307 REV 03	19.06.2025
Floor plan	Proposed G11 Utility (Pantry)	2405SH_R3_308 REV 03	19.06.2025
Floor plan	Proposed G12 - East Hallway	2405SH_R3_309 REV 03	19.06.2025

Floor plan	Proposed G13 Drawing room	2405SH_R3_310 REV 03	19.06.2025
Floor plan	Proposed G14 Study	2405SH_R3_311 REV 03	19.06.2025
Floor plan	Proposed G15 Rear Hall	2405SH_R3_312 REV 03	19.06.2025
Floor plan	Proposed G16 Music Room	2405SH_R3_313 REV 03	19.06.2025
Floor plan	Proposed G17 Staff Sitting room	2405SH_R3_314 REV 03	19.06.2025
Roof plan	Proposed Roof	2405SH_R3_500 REV 01	19.06.2025
Elevation plan	Proposed North	2405SH_R3_600 REV 01	19.06.2025
Elevation plan	Proposed South	2405SH_R3_601 REV 01	19.06.2025
Elevation plan	Proposed East	2405SH_R3_602 REV 01	19.06.2025
Elevation plan	Proposed West and Dormer Detail	2405SH_R3_603 REV 01	19.06.2025
Design & Access Statement	Heritage	NONE	23.05.2025
Location & Block plan		2405SH_R1_000 REV 000	23.05.2025
Supporting Docs	WML-A13a-E5a&b Work Schedule for Bat Licence	NONE	23.05.2025
Supporting Docs	Natural England Licence Mitigation	NONE	23.05.2025
Supporting Statement	Structural Report	NONE	23.05.2025
Supporting Statement	Repair Specifications and Method Statements	NONE	23.05.2025
Supporting Docs	Mortar Disaggregation Report	NONE	23.05.2025

Note to Applicant
The applicant is advised that while the proposed roof plans suggest the re-commissioning of existing solar panels, there is no apparent historical listed building consent for such additions to the building. It would therefore be advised that in the absence of an existing consent, a further application for planning permission and / or listed building consent be submitted for these solar panels.



Emma Parkes
Head of Development and Building Control

Date: 14/08/2025

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 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.

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.

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.

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.