Horsham District Council

Mr Andrea Maugeri
ADAM Architecture
West Wing
Somerset House
Strand
London
WC2R 1LA

Gatewick House Church Lane Steyning West Sussex
Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Householder Application).

Your application DC/25/1014 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/25/1014

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

On behalf of: Mr Guy Sanderson

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:

Refurbishment and reconfiguration of the main house and associated outbuildings, including selective demolition, upgrades to services, minor extensions, and reinstatement of historical features. (Householder Application).

Gatewick House Church Lane Steyning West Sussex

to be carried out in accordance with Application No. DC/25/1014 submitted to the Council on 19/06/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 14/08/2025

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	18.06.2025
Supporting Statement	Heritage	NONE	18.06.2025
Supporting Statement	Arboricultural Method Statement	NONE	18.06.2025
Supporting Docs	Protected Species Surveys Report	NONE	18.06.2025

Supporting Docs	Energy Strategy	NONE	18.06.2025
Supporting Docs	Structural Engineer Strategy	NONE	18.06.2025
Supporting Docs	Schedule Of Works	NONE	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn Ground	6506-PL.42 REV 01	18.06.2025
Floor plan	Proposed Outbuildings-Tractor & Orchard Barn First	6506-PL.43 REV 01	18.06.2025
Roof plan	Proposed Outbuildings-Tractor & Orchard Barn	6506-PL.44 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings -Tractor & Orchard Barn and Orchard Barn North and South	6506-PL.45 REV 01	18.06.2025
Elevation plan	Proposed Outbuildings-Tractor & Orchard Barn-East and West	6506-PL.46 REV 01	18.06.2025
Section plan	Proposed Outbuildings-Tractor & Orchard Barn	6506-PL.47 REV 01	18.06.2025
Floor plan	Existing Outbuildings -Tractor & Orchard Barn-Ground	6506-PL 37 REV 01	18.06.2025
Roof plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 38 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor Barn and Orchard Barn North and South	6506-PL 39 REV 01	18.06.2025
Elevation plan	Existing Outbuildings-Tractor & Orchard Barn-East and West	6506-PL 40 REV 01	18.06.2025
Section plan	Existing Outbuildings-Tractor & Orchard Barn	6506-PL 41 REV 01	18.06.2025
Plans	Existing Bridge	6506.PL.1	18.06.2025
Location plan		6506-PL.1 REV 01	18.06.2025
Block plan		6506-PL.2 REV 01	18.06.2025
Plans	Proposed Bridge	6506.PL.2	18.06.2025
Floor plan	Existing Basement and Ground	6506-PL.3 REV 01	18.06.2025
Elevation plan	Existing Bridge East & West	6506-PL.3	18.06.2025
Roof plan	Existing	6506-PL.6 REV 01	18.06.2025
Floor plan	Existing First	6506-PL.4 REV 01	18.06.2025
Elevation plan	Proposed Bridge East & West	6506-PL.4	18.06.2025
Floor plan	Existing Second	6506-PL.5 REV 01	18.06.2025
Elevation plan	Existing North	6506-PL.7 REV 01	18.06.2025
Elevation plan	Existing East	6506-PL.8 REV 01	18.06.2025

Elevation plan	Existing South	6506-PL.9 REV 01	18.06.2025
Elevation plan	Existing West	6506-PL.10 REV 01	18.06.2025
Section plan	Existing A and B	6506-PL.11 REV 01	18.06.2025
Section plan	Existing C and D	6506-PL.12 REV 01	18.06.2025
Site plan	Proposed Masterplan	6506-PL.13 REV 01	18.06.2025
Site plan	Existing Masterplan	6506-PL.14	18.06.2025
Floor plan	Proposed Ground	6506-PL.14 REV 02	18.06.2025
Floor plan	Proposed First	6506-PL.15 REV 02	18.06.2025
Floor plan	Proposed Second	6506-PL.16 REV 02	18.06.2025
Roof plan	Proposed	6506-PL.17 REV 02	18.06.2025
Elevation plan	Proposed North	6506-PL.18 REV 01	18.06.2025
Elevation plan	Proposed East	6506-PL.19 REV 02	18.06.2025
Elevation plan	Proposed South	6506-PL.20 REV 01	18.06.2025
Elevation plan	Proposed West	6506-PL.21 REV 01	18.06.2025
Section plan	Proposed A and B	6506-PL.22 REV 01	18.06.2025
Section plan	Proposed C and D	6506-PL.23 REV 02	18.06.2025
Floor plan	Existing Loggia Ground and Roof	6506-PL.24 REV 01	18.06.2025
Elevation plan	Existing Loggia North & South	6506-PL.25 REV 01	18.06.2025
Elevation plan	Existing Loggia East & West	6506-PL.26 REV 01	18.06.2025
Section plan	Existing Loggia A, B, C & D	6506-PL.27 REV 01	18.06.2025
Floor plan	Proposed Loggia Ground and Roof	6506-PL.28 REV 01	18.06.2025
Elevation plan	Proposed Loggia North & South	6506-PL.29 REV 01	18.06.2025
Elevation plan	Proposed Loggia East and West	6506-PL.30 REV 01	18.06.2025
Section plan	Proposed Loggia A, B, C & D	6506-PL.31 REV 01	18.06.2025

Elevation plan	Existing Potting Shed and Sections	6506-PL.32 REV 01	18.06.2025
Elevation plan	Proposed Potting Shed and Sections	6506-PL.33 REV 01	18.06.2025
Plans	Proposed Glasshouse Plans, Elevations & Sections	6506-PL.34 REV 01	18.06.2025
Elevation plan	Existing Storeroom	6506-PL.35 REV 01	18.06.2025
Elevation plan	Proposed Storeroom	6506-PL.36 REV 02	18.06.2025

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 dormer roof details including sections through:
- roof ridge
- eaves
- verges
- cheeks

b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

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 **Pre-Commencement Condition**: No development which will impact the breeding / resting place of bats shall commence unless the local planning authority has been provided with either:

a) 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
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
c) 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 LPA 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.

5 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall take place until a Precautionary Method Statement for mobile protected species has been submitted to and approved in writing by the Local Planning Authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species, bats, during the construction phase. The measures shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

6 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Protected Species Surveys Report (BAT Ecological, September 2024) relating, has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

7 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Protected Species Surveys Report (BAT Ecological, September 2024). This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

8 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Received 18.06.2025].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 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 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.