



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0408

Old Timbers, 84 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:

Approval of details reserved by conditions 2 and 3 to approved application DC/25/1580.

RELEVANT PLANNING HISTORY:

DC/25/1580	Removal of first floor bathroom, and repurpose as a walk in wardrobe. Conversion of existing first floor kitchen into a bathroom. Installation of ground floor kitchen (Listed Building Consent).	Application Permitted on 25.11.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1580 was granted consent on 25.11.2025. This permission was for the following:

Removal of first floor bathroom and repurpose as a walk in wardrobe. Conversion of existing first floor kitchen into a bathroom. Installation of ground floor kitchen (Listed Building Consent).

Consent is sought to discharge the details reserved by conditions 2 and 3: -

Condition 2:

Pre-commencement Condition: Before any work begins on site, the person(s) responsible for supervising the fitment of the kitchen must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm the routing of the new service and waste pipes.

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 Council's Conservation Officer has confirmed that the requirements of the above condition have been satisfied.

Condition 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:

- Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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 submission includes a drawing to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric. Alongside a meeting with HDC Conservation officer, these details are consistent with the original planning permission are considered acceptable and meet the requirements of the above conditions. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0408

(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	Correspondence	NONE	24.12.2025
Floor plan		A 512-9	24.12.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 03/02/2026

Authorising Officer sign/initial Guy Everest Date: 16.02.2026