Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0297
68/70 High Street, Billingshurst, West Sussex, RH14 9QS

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 to approved application DC/25/1969

RELEVANT PLANNING HISTORY:

DC/25/1969	Prior Notification for the Change Of Use from first floor offices (Use Class E) to residential (Use Class C3) to form 2no. dwelling units.	Prior Approval Required and PERMITTED on 23.01.2026

PLANNING ASSESSMENT

Previous application DC/25/1969 was granted consent on 23 January 2026. This permission was for:

Prior Notification for the Change Of Use from first floor offices (Use Class E) to residential (Use Class C3) to form 2no. dwelling units.

Consent is sought to discharge the details reserved by condition(s): 1.

Condition 1:

1 ***Pre Commencement Condition****: Prior to the commencement of development an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. All confirmed or suspected asbestos containing materials shall be removed from areas of the development which are to form private dwellings. A verification report prepared by a competent person which confirms all asbestos or suspected asbestos containing materials have been removed shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.*

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Details have been submitted in relation to the above condition, in the form of asbestos management survey and a spreadsheet containing a list of storage heaters that contain asbestos. Further information was sought by Environmental Health regarding clarity on the models of storage heaters. An email was received documenting the model and serial numbers of the storage heaters and confirmation that these models did not contain any asbestos. This was reviewed by Environmental Health who were satisfied the condition could therefore be discharged.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DISC/26/0297
(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 Docs	LIST OF STORAGE HEATERS CONTAINING ASBESTOS		31.08.2026
Supporting Docs	ASBESTOS MANAGEMENT SURVEY		31.08.2026
Supporting Docs	STORAGE HEATER INFO [EMAIL]	Fwd: Storage heaters	04.11.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 04/11/2026

Authorising Officer sign/initial Tamara Dale Date: 09/11/2026