Horsham District Council

Mr James Wells
James Wells Architects
Sussex House
12 Crane Street
Chichester
PO19 1LJ

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|---|---|
| Our ref: | DISC/24/0163 |
| Your ref: | 663 Hurston Place |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215180 |
| If Calling Please ask for: | Jacques Burrowes |
| Date: | 30th August 2024 |

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**
**Town and Country Planning (Development Management Procedure England) Order 2015**

**Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/24/0260**

**Hurston Place Hurston Lane Storrington West Sussex**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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 windows & external doors.
These drawings must show:
- materials
- 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

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).

**Date of approval - 30th August 2024**

4. **Pre-Commencement Condition**: Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 30th August 2024**

5. **Pre-Commencement (slab Level) Condition**: No development above ground floor slab level shall commence until full details of the rainwater harvesting system required by the approved water neutrality strategy (JWA Water Neutrality Statement), including details of rainwater storage, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

**Date of approval - 30th August 2024**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Plans | Windows & External Doors Details as Proposed | 161 | 25.06.2024 |
| Plans | Water Management as Proposed in WN Statement | 191 | 25.06.2024 |
| Supporting Statement | Water Neutrality Statement | | 25.06.2024 |
| Plans | Pool Garden Planting Plan | CM24/EK01/011 | 25.06.2024 |
| Plans | Pool Garden Lighting Plan | CM24/EK01/012 | 25.06.2024 |
| Supporting Docs | Discharge of Condition Statement | | 25.06.2024 |
| Materials | Materials for Condition 3 | | 25.06.2024 |

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control