Horsham District Council

Mark Folkes
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Our ref:	DISC/24/0108
Your ref:	Ebbsworth Cottage annex
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
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 and 6 to approved application DC/21/2802

Ebbsworth Cottage The Street Nutbourne 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, in consultation with the Local Ward Members. The works must not be executed other than in complete accordance with these approved details:
a) Specification, including elevational drawings of timber frame construction to replicate the form of the demolished historic timber frame.

b) Samples or specifications of external materials and surface finishes.

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

6. **Pre-commencement (Slab Level) Condition**: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, November 2022) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the 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
Supporting Statement	Biodiversity Enhancement Strategy		05.07.2024
Supporting Statement	Planning Statement		14.05.2024
Elevation plan	Proposed Annex Elevations	2.01	14.05.2024

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