240910_1328-2_Materials Cover Letter_V1

Development Management
Parkside, Chart Way
Horsham
West Sussex
RH12 1RL

Attention	:	Planning officer
Project	:	Two Trees, Pulborough
Subject	:	DISCHARGE OF CONDITION 3 OF PLANNING PERMISSION REF. DC/20/0164 (previously DC/16/2229) WITH SUPPORTING PLANNING INFORMATION

Dear Sir/ Madam,

This letter has been prepared by Studio 22:22 ltd (agent) in support of an approval of details application relating to the discharge of Condition 3 (Materials) and at to Two Trees, Stane Street, North Heath Pulborough.

This Application follows the grant of Full Planning Permission Application (Ref. DC/20/0164): *"Demolition of existing bungalow and erection of a two storey dwellinghouse with associated landscaping at Two Trees Stane Street North Heath Pulborough."*

Condition 3 states:

"Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved extension has been submitted to and approved by the Local Planning Authority in writing. All materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

This condition also appeared in the original consent (DC/16/2229) and seems to have simply been transferred to the renewed consent although a materials schedule was submitted by Victoria Holland Architects in 2019.

Despite the schedule not being listed in the approved documents, it is available via the portal and therefore must have been received by the planning officer.

We therefore request that this condition be discharged in accordance with the Materials schedule and the Supplementary Material Pallet included herewith.

Please let us know if there is any further information you require in order to discharge this condition.

Yours sincerely,

Charmaine Vos

[redacted]

Agent – Architect – Project Manager

[redacted]