dowsettmayhew
Planning Partnership

EMAIL ONLY

Bethan Tinning
Planning Officer

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19 September 2024

Dear Bethan

Application to discharge condition 3 (window/doors/shopfront details) in respect of planning permission DC/24/1016 at 57 West Street, Horsham, RH12 1PL

I write on behalf of my client, and further to the grant of planning permission for the installation of external flue and extraction equipment to rear of premises along with rationalisation/replacement of air conditioning units, new rooflights and replacement shop front at 57 West Street, Horsham, West Sussex, RH12 1PL.

The permission was issued in a Decision Notice dated 29th August 2024 under the application reference DC/24/1016.

For and on behalf of my client, I now submit an application for approval of details in respect of condition 3 (window/doors/shopfront details).

Condition 3 of DC/24/1016 states:

"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/and/or/replacement external doors, rooflights/roof lantern.

These drawings must show:

- *materials*
- *decorative/protective finish*
- *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*

ii) shopfront

These drawings must show:

- *materials*

- *decorative/protective finish*
- *formation of opening including structural support*
- *colour scheme*

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).”

In respect of condition 3, please find enclosed the following drawings:

- Existing Shop Front (24017-P-131 B)
- Proposed Shop Front (24017-P-130 B);
- Shop Front Details (24017-P-132 A).

In addition please also find a copy of the Korniche roof lantern product brochure. It is intended to install the Korniche Slimline Lantern with the following specifications:

Brand: Korniche
Size: Slimine 1500x25
Roof Vent: Electric vent +
Climate Control + Rain
Sensor 230V
Glass Type: Toughened
Glazing: Double Glazed
Frame Colour: Anthracite/Grey/RAL 7016/Anthracite
Tint: No Tint
Solar Control Glass: Double Glazed Solar Control

All other conditions detailed within the Decision Notice have been noted and will be adhered to by the Applicant.

I trust the submitted information is sufficient in order to receive the formal discharge of condition 3 of application DC/24/1016 as soon as possible. However if you require any further information please do not hesitate to contact me.

Yours sincerely

[redacted]

Sarah Sheath BSc (Hons) DipTP MRTPI
Senior Planner