Horsham District Council

Mr Timothy Kent
Tudor Cottage
Nuthurst Road
Maplehurst
Horsham
RH13 6RD
United Kingdom

Our ref:	DISC/25/0150
Your ref:	Tudor Cottage - Timber frame repairs - discharge of conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215497
If Calling Please ask for:	Marie Riggs
Date:	29th July 2025

Dear Sir/Madam,

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

Approval of Details Reserved by Conditions 2 and 3 to approved application DC/25/0001.

Tudor Cottage, Nuthurst Road, Maplehurst West Sussex

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

2. **Pre-Commencement Condition**: Following the exposure of the timber frame but before any repair work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm the extent of the repairs and to discuss all the conditions attached to the listed building consent are understood and can be fully complied with.

   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 - 29th July 2025

3. **Pre-Commencement Condition**: No timber repair 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:

   Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.

   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 - 29th July 2025

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	TIMBER REPAIRS TO SW ELEVATION		08.05.2025
Supporting Docs	METHOD STATEMENT		08.05.2025
Plans	TIMBER REPAIRS TO SE FACING GABLE END		08.05.2025
Plans	TIMBER REPAIRS TO SE ELEVATION		08.05.2025
Supporting Docs	PLANNING STATEMENT		08.05.2025

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