



TO: Planning Committee South

BY: Head of Development

DATE: 18 December 2018

DEVELOPMENT: Change of use from detached barn (to rear of Hobjoins) to a residential dwelling along with the creation of a new vehicular access to the north of Hobjoins and laying of permeable hardstanding to provide a parking space in association with Hobjoins.

SITE: Hobjoins Hyde Street Upper Beeding Steyning West Sussex BN44 3TG

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/18/0450

APPLICANT: **Name:** Steve Black **Address:** Hobjoins Hyde Street Upper Beeding Steyning West Sussex BN44 3TG

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period with a view contrary to the recommendation

RECOMMENDATION: To grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks consent for the conversion of a barn to the north of Hobjoins which is a Grade II Listed Building. The proposed conversion would entail an increase in the height of the roof; the addition of glazing, mainly to the northern elevation; and the construction of a new staircase to create first floor space on the eastern side of the property (whilst still keeping the single storey aspect of this elevation); the addition of a pitched roof over the existing rear protrusion (currently flat roofed).
- 1.2 The proposal would create a four-bedroom dwellinghouse with three upstairs and one downstairs with an ensuite; one 'snug'; an open plan kitchen, dining room and lounge with two sets of staircases to the other stairs areas of the properties. The two smaller upstairs bedrooms have a shared shower room, and the larger upstairs bedroom will have to use one of the other rooms in the house for washing etc. The single storey aspect on the Eastern side of the property will contain a study, utility room and bathroom.

DESCRIPTION OF THE SITE

- 1.3 Hobjoins is a detached Grade II listed building situated on the North-Eastern side of Hyde Street within the Upper Beeding Conservation Area. The site comprises a large irregular

plot with the dwelling located to the south-west, fronting Hyde Street, a detached 'barn' building running across the centre of the site, and a three-bay garage to the northern section. The garage and barn are accessed from a single-width hardstanding and drive sited between Hillview Cottage and Amber Cottage.

- 1.4 The application relates to the central 'barn' building, which is a timber structure with corrugated metal roof. The building extends across the full width of the plot and features limited articulation, with the key feature double door openings to the north elevation (fronting the garage block and hardstanding).
- 1.5 The barn to the north of Hobjoins appears on the late nineteenth century editions of the Ordinance Survey so was here at least by that time. The building itself gives very little indication of its real age as it is a recycled building. Many of the timbers had been used in other buildings before being recut to create the timber frame for this barn. It has lost its roof timbers and is roofed with modern soft wood framing and metal sheets. It has also had one of its tiebeams cut which has resulted in the wall plate snapping and the building has a precarious bulge along its north wall.
- 1.6 The lawful use of the barn building is ambiguous, with previous historic applications refused for an ancillary outbuilding (see paragraph 2.5) and no planning history for commercial use of the building. At present the building appears to be used for informal (non-commercial) storage in connection with the residential use of Hobjoins.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 37 - Sustainable Construction
Policy 41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

No 'made' plan.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

UB/55/90

Conversion of barn to ancillary residential accommodation

Application Refused on 28.11.1990

DC/16/2159	Conversion of existing roof space to residential use (Householder)	Application Permitted on 23.01.2017
DC/16/2160	Conversion of existing roof space to residential use (Listed Building)	Application Permitted on 23.01.2017

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No objection, following revisions to the scheme the conversion and alteration of the barn is acceptable and will not harm the special interest of the listed building. The proposed parking arrangements for Hobjoins is also acceptable in heritage terms.
- 3.3 **HDC Environmental Health:** No objection, recommend conditions and informatives.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** The applicant has submitted a revised plan indicating that the existing triple garage will solely serve the proposed new dwelling, and in addition to this, three parking spaces will be provided on site for the proposed dwelling. This parking provision is anticipated to be sufficient for a dwelling of this size and location.
- 3.5 In response to the request for further information, the applicant has amended the proposed new vehicular access to serve Hobjoins. The applicant proposes to provide two parallel parking spaces adjacent to Hobjoins. These spaces appear to meet the minimum requirements of 2 x 6m per parallel parking space. The applicant proposes to construct the parking spaces from gravel, in this case a gravel trap or area of block paving, or other bound material, must be provided at the point of access onto Hyde Street (on land within the applicant's control; not within the publically maintained highway). The LHA advises that construction of the parking spaces in a hardbound material is preferable to avoid overspill of gravel into the public highway.
- 3.6 The site is located within walking distance of a variety of local amenities within Upper Beeding including a small parade of shops, a petrol station and pubs. Bus stops providing access to Pulborough, Burgess Hill, Storrington and Steyning are within a few minutes' walk. The applicant has not indicated secure and covered cycle storage for the new dwelling, this could be accommodated with the triple garage – details of this can be secured via condition.
- 3.7 The LHA does not consider that the proposal for a single dwelling would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.
- 3.8 **Ecology Consultant:** No comments, any comments will be reported at the Planning Committee meeting.
- 3.9 **Southern Water:** The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Should any sewer be found during the construction works, an investigation of the sewer will be required to

ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

PARISH COUNCIL

- 3.10 **Upper Beeding Parish Council:** Object, the proposal is an overdevelopment of the site, and is unsympathetic to the historical value of the property.

PUBLIC CONSULTATIONS

- 3.11 24 representations were received objecting for the following reasons:-

- The barn is within a conservation area with the proposal an overdevelopment on a backland site.
- The application will not be change of use, because the barn will need to be demolished and rebuilt.
- The proposal will involve the demolition of an ancient flint wall.
- The area is prone to flooding.
- Tranquil area being turned into a car park is destroying a piece of green open space.
- Nearby listed buildings will be harmed.
- The barn is a historic listed building, there should be an application for listed building consent.
- The site has archaeological merit.
- The existing barn has a 'lean-to' at its Eastern end and the 'lean-to's' sloping roof sites on Hobjoin's boundary wall, which appears to have no foundation. Some of the rafters have rotted and the sloping roof overhangs a neighbouring garden. There is no gutter for the collection of rain water from the 'lean-to's' roof.

- The construction process would cause noise and major disturbance.
- Neighbouring property who give access to the Eastern side of the barn for repair and maintenance will give no access for building purposes related to the barn conversion.
- Domestic noise could become a problem as neighbouring properties have windows close to the barn.
- Dust from construction will cause harm to neighbouring amenity.
- Increased noise from traffic movements.
- Overshadowing due to the increased height proposed within the amended plans.
- No flues are shown on the plans, but if any flue were to exit the property from the east end.

- The application site is a known bat habitat.

- Increased level of traffic movement is entirely inadequate with regard to vision splays and pedestrian safety.
- The proposed new driveway will have a detrimental impact upon the conservation area and its potential as an additional traffic hazard.
- The road is 20mph, and use by many horse riders, cyclists, walkers and small children.

- Once vehicular access and parking have been taken into account it is difficult to establish how any green space could be provided for the benefit of the development.

- Concerns over use of the garages to the North of the barn.
- The property Hobjoins frequently changes ownership, and is the subject of constant planning applications.

- 3.12 3 representations were received from (3 addresses) supporting the application for the following reasons:-

- Pressure on housing in the village and this will help local residents who wish to find somewhere to live within the village or allow others to move into the village.
- The barn is in a secluded location, not visible from the road or to people passing by therefore its status as a barn or residence makes little difference to the character or nature of the village.
- If the barn is left as it is, it will gradually become dilapidated.
- The barn has very few original components left standing, apart from the internal timber structure – which in time would need replacing.

3.13 2 representations were received from the Beeding and Bramber Local History Society and a neighbour resident making the following comments:-

- No objection to the conversion of the building on two conditions:
 - A full survey is undertaken to make a record of the building before any changes are made.
 - The most significant aspects of its construction are conserved:
 - The high doorway
 - Main posts
 - Tie beams
 - Weather-boarding
 - Examples of ancient pegged joints
 - Carpenters' marks etc.
- The roof would originally have been thatched. The existing roof is not original, consisted of sawn-cut timbers covered in corrugated iron sheets. Although re-thatching is unlikely, perhaps some improvement on corrugated iron sheets can be recommended.
- Objection to the proposals for the new driveway because of the detrimental effect on the street scene in the conservation area and its potential to be an additional traffic hazard.
 - Involves demolishing part of the flint wall which fronts Hyde Street and is an essential part of the street scene and character of this part of the conservation area.
 - Despite its name, Hyde Street is actually an old sunken lane, as evidenced by the high banks still remaining along some parts of the street, and is too narrow to have footpaths on either side. The new drive will have to rise steeply from the road making it a difficult entry and exit for vehicles and a potential traffic hazard.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle

- 6.1 Policy 3 of the Horsham District Planning Framework (HDPF) sets out the hierarchy of settlements within the District in regards to where development should be focused. Bramber and Upper Beeding lie within the “Small Towns and Larger Villages” category, which is the second tier in the hierarchy, just below “Main Town” (Horsham). The application site falls within the Built-Up Area Boundary of Upper Beeding and is of an appropriate scale to the settlement. It is therefore considered that the principle for development in this area is acceptable subject to detailed considerations.
- 6.2 The existing building has no specific planning history and its re-use as a barn is highly unlikely given it no longer forms part of a functioning farm and has largely lost its original setting with modern housing development to the north and east. The building appears historically to have been used for purposes incidental to the use of Hobjoins as a dwellinghouse, with any alternative commercial use not benefitting from the required planning permission. The conversion of an incidental residential building to a dwellinghouse would not conflict with any specific policies within the HDPF, again, subject to detailed considerations.

Character and Appearance

- 6.3 The application site is situated on the Northern end of the Upper Beeding (Hyde Street) Conservation Area and adjoins a number of Grade II Listed Buildings, including Hobjoins and 1 & 2 Hobjoins Cottages. Policy 34 of the HDPF relates to Cultural and Heritage Assets, and aims to preserve, sustain and enhance heritage assets in the historic environment through positive management.
- 6.4 In addition, policy 32 of the HDPF relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.5 The existing building has been significantly altered in the past, with evidence that much of the timbers formed part of other buildings before being ‘recycled’ to create the timber frame for the current barn. At some point the roof timbers to the building have been removed and metal sheet roofing added, and the building shows evidence of a precarious bulge along the northern wall. The proposed conversion, and use as a dwellinghouse, would ensure the repair and ongoing maintenance of the building which would be supported in heritage grounds.
- 6.6 The conversion would require a significant amount of building and repair works but in principle there are no reasons why this could not be undertaken in a sensitive manner in order to preserve the existing historic interest of the building. The resulting form, scale and detailing of the building would feature traditional proportions and the resulting form is appropriate to the character and style of the building. The Council’s Conservation Officer has raised no objections subject to a number of conditions to secure appropriate detailing to the works and eventual buildings. It is considered that subject to these conditions the proposed scheme would provide a meaningful use for the building and would preserve the character and appearance of the building, wider Conservation Area, and the setting of adjoining Listed Buildings.

- 6.7 The proposal includes the formation of new parking spaces within an existing (raised) grass verge parallel with Hyde Street. While frontage / street parking in areas of historical character is often not ideal it is an expected circumstance and necessary for many residents of such areas. In this instance the proposed parking arrangement would not result in the loss of any significant historical fabric and the presence of parked cars would not have an adverse impact on the special interest of the listed building, and would preserve the prevailing character and appearance of the conservation area.
- 6.8 The proposed scheme for the conversion of the Barn to a residential dwellinghouse is therefore considered to be of an appropriate design, form and scale appropriate to the character and appearance to the character of the surrounding area and conservation area. Further, it is considered that the proposed design will not have detrimental harm upon the nearby heritage assets. The proposal therefore accords with the above policies.

Impacts upon Neighbouring Amenity

- 6.9 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.10 The proposal would result in a higher building height than currently exists in order to improve the existing roof structure, the ridge height would increase by approximately 1.2 metres on the eastern side and 0.9 metres to the western side. The Barn is situated 11 metres from 3 Hobs Acre, 12 metres from Amber Cottage, just over 11 metres away from Hobjoins and 19 metres away from Hill View Cottage. While the increased height would be visible it is considered that the separation distances, which are characteristic of the wider conservation area, would prevent any significantly harmful impacts on occupants of adjoining properties.
- 6.11 The potential for overlooking from the proposed scheme is considered to be limited due to the configuration of the building and nature of window openings, which are either high level (approximately 1.9m above floor level) or directly front the curtilage of the application site rather than adjoining properties. As a result it is considered that the potential for harmful or intrusive overlooking is slight and no significant harm would result in this regard.
- 6.12 The introduction of a further residential unit into an established residential location would not be expected to create potential for harmful levels of noise or disturbance, with the proposal making use of an existing garage and hardstanding. The continued use for parking would represent a neutral impact in amenity terms.

Transport

- 6.13 The converted barn would have sole use of the existing triple garage block, with the proposal making no changes to the layout or access arrangements onto the site. There are no objections to this approach which would provide a sufficient level of parking for future occupants without detriment to the highway network or safety.
- 6.14 In response to concerns regarding the absence of parking to the existing dwelling, Hobjoins, amended plans have been received which provide two off-street parking space parallel with Hyde Street. The Highway Authority has reviewed this provision and advised that the arrangement is acceptable. It is therefore considered that the amended plans have resolved concerns about displaced parking from Hobjoins, and that sufficient provision would be made for both the existing dwelling and that proposed within the converted barn.

Other Considerations

- 6.15 A number of representations raise concerns relating to the disruptions as a result of the proposed scheme being constructed. It is acknowledged that the site is surrounded by existing residential properties and a condition to require a Construction, Environmental Management Plan (CEMP) is therefore recommended. This approach coupled with a further condition to restrict working hours would minimise the potential for such disruption, which in any case would be short-term.
- 6.16 In respect of representations relating to flooding, the application site is not within a flood risk area and a condition is recommended to secure details of foul and surface water drainage.
- 6.17 The application is accompanied by a bat survey which considered the barn had a low/moderate value for roosting bats. The findings of this survey are currently being assessed by the Council's Ecology Consultant and any comments will be reported at Planning Committee.

Conclusion

- 6.18 The proposed scheme is considered to comply with Policies 3, 4, 32, 33, and 34 of the Horsham District Planning Framework 2015. It has been assessed from heritage and highways perspectives as well as impacts upon the wider character of the area and impacts upon neighbouring amenity and is considered to be an appropriate scheme. As such the proposal is recommended for approval as it complies with the Policies set out in the Horsham District Planning Framework 2015.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	190.7	190.7	0
		Total Gain	0
		Total Demolition	0

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 That the application be approved subject to the following conditions:-

- 1 A list of the approved plans**
- 2 Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development 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 replacement windows and external doors. These drawings must show:
 - materials
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, etc
 - method of opening
 - method of glazing
- b) 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.
- c) Samples or specifications of external materials and surface finishes.
- d) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.
- e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features.

Reason: In the interests of heritage and conservation in accordance with Policy 34 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The hereby approved dwelling shall not be occupied until construction details outlining measures to prevent gravel overspill from the off-street parking serving Hobjoins have been submitted to and approved in writing by the Local Planning Authority. The off-street parking shall be constructed in accordance with the agreed details.

Reason: In the interests of road safety in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development shall be first occupied until all parking spaces have been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the residential use in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation 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 existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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).

- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, C, D, E, G and H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and preservation of the character of the area, neighbouring listed building and conservation area in accordance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, clay tile or natural slate undercloaks, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: In the interests of heritage and conservation in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** Rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron or cast aluminium.

Reason: In the interests of heritage and conservation in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: In the interests of heritage and conservation in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No new grilles security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: In the interests of heritage and conservation in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0450