



Working in Partnership



Mrs J Long
3 Innovation Place
Douglas Drive
GODALMING
GU7 1JX

Our Ref: SDNP/23/00696/FUL
Contact:
Officer: Lauren Cripps
Tel. No.:

23rd November 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Applicant Name: Mrs Bonham Carter
Proposal: Internal and external alterations to both Kent and Cole Cottages.

Site Address: Kent and Cole Cottages, Kent House Lane, East Harting, West Sussex,
GU31 5LS

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully

TIM SLANEY
Director of Planning
South Downs National Park Authority

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Applicant Name: Mrs Bonham Carter

Proposal: Internal and external alterations to both Kent and Cole Cottages.

Site Address: Kent and Cole Cottages, Kent House Lane, East Harting, West Sussex,
GU31 5LS

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 31st March 2023.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable

the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4. The details and mitigation methods contained within the Bat Survey Report conducted by The Ecology Co-op (August 2023) and the Barbastelle Mitigation Statement conducted by The Ecology Co-op (October 2023) for the development hereby permitted are approved and shall be implemented in full.

Reason: In order not to disturb nor deter the roosting, foraging, commuting or other activity of Bats, a species protected by the Wildlife and Countryside Act 1981.

5. Prior to first occupation of the development hereby permitted, details of any external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In order not to disturb nor deter the roosting, foraging, commuting or other activity of Bats, a species protected by the Wildlife and Countryside Act 1981.

6. The rooflights on the development hereby permitted shall be installed with timer controlled electrically operated black out blinds as per the Barbastelle Mitigation Statement conducted by The Ecology Co-Op (October 2023) before the buildings are brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance the intrinsic qualities of dark night skies in the National Park in accordance with Policy SD8 and in order not to disturb nor deter the roosting, foraging, commuting or other activity of Bats, a species protected by the Wildlife and Countryside Act 1981.

7. The development hereby permitted shall be carried out in accordance with the approved ecosystems services statement and retained thereafter unless details of other suitable ecosystems services proposals are otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

8. Upon completion of any element of the works for which Planning Permission is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

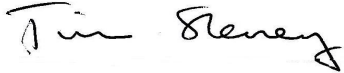
Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - SITE PHOTOS	7404/COT/02 REV E		17.02.2023	Approved
Plans - EXISTING SITE PLAN	7404/COT/03 REV E		17.02.2023	Approved
Plans - EXISTING GROUND AND FIRST FLOOR PLANS	7404/COT/04 REV E		17.02.2023	Approved
Plans - EXISTING NORTH AND WEST ELEVATIONS 3	7404/COT/06 REV E		17.02.2023	Approved
Plans - EXISTING SOUTH AND EAST ELEVATIONS	7404/COT/05 REV E		17.02.2023	Approved
Plans - EXISTING NORTH AND WEST ELEVATIONS	7404/COT/07 REV E		17.02.2023	Approved

Plans - EXISTING SECTIONS AA & BB	7404/COT/08 REV E		17.02.2023	Approved
Plans - EXISTING SECTION CC	7404/COT/09 REV E		17.02.2023	Approved
Plans - PROPOSED SITE PLAN	7404/COT/10 REV E		17.02.2023	Approved
Plans - PROPOSED GROUND AND FIRST FLOOR PLAN	7404/COT/11 REV E		17.02.2023	Approved
Plans - PROPOSED SOUTH AND EAST ELEVATIONS	7404/COT/12 REV E		17.02.2023	Approved
Plans - PROPOSED NORTH AND WEST ELEVATIONS	7404/COT/13 REV E		17.02.2023	Approved
Plans - PROPOSED NORTH AND WEST ELEVATIONS	7404/COT/14 REV E		17.02.2023	Approved
Plans - PROPOSED SECTIONS AA & BB	7404/COT/15 REV E		17.02.2023	Approved
Plans - DEMOLITION DRAWINGS	7404/COT/16 REV E		17.02.2023	Approved
Plans - PROPOSED SECTION CC	7404/COT/17 REV E		17.02.2023	Approved
Plans - PROPOSED FIRE PLACES	7404/COT/18 REV E		17.02.2023	Approved
Plans - SITE LOCATION PLAN	7404/COT/01 REV F		04.04.2023	Approved
Plans - PROPOSED EXTERNAL DOORS	7404/COT/19 REV E		17.02.2023	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

A handwritten signature in black ink that reads "Tim Slaney". The signature is written in a cursive style with a large initial 'T' and a long, sweeping underline.

TIM SLANEY
Director of Planning
South Downs National Park Authority
23rd November 2023



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NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.