
From: Planning@horsham.gov.uk
Sent: 15 July 2025 11:20
To: Planning
Subject: Comments for Planning Application DC/25/0905

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/07/2025 11:19 AM.

Application Summary

Address:	24 Carfax Horsham West Sussex RH12 1EB
Proposal:	Change of Use from Finance and Professional Services (Use Class E) to 2no. Apartments (Use Class C3) at the first, second and third floors with Class E use at ground floor level.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Piries Bar Piries Place Horsham West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>Dear Hannah Darley and all interested parties,</p> <p>I am writing to formally object to the planning application DC/25/0905 for the conversion of 24 Carfax Horsham West Sussex RH12 1EB to residential flats.</p> <p>As the owner/operator of Piries Bar, located at Piries Alley, Piries Place, Horsham, RH12 1NY, which is in very close proximity to the proposed development, I have significant concerns regarding the potential for future noise nuisance and the adverse impact this could have on the continued operation and viability of my established business.</p> <p>My specific grounds for objection are as follows:</p> <p>Risk of Noise Nuisance to Future Residents and Impact on Existing Business (Agent of Change Principle):</p> <p>My pub has been an integral part of the local community for 43 years, operating until midnight</p>

on a daily basis (but with a license that allows us to open until 2am for special events), with regular amplified music events, background music, and customer activity both inside and in our smoking area.

We have never received a noise complaint from existing residents prior to this application, indicating that our current operations are compatible with the existing environment.

The proposed residential units are immediately adjacent to our premises. Introducing noise-sensitive residential dwellings in such close proximity to an established licensed premises creates a high risk of future noise complaints from residents.

I draw your attention to the 'Agent of Change' principle, as enshrined in the National Planning Policy Framework (NPPF Paragraph 187). This principle places the responsibility for mitigating noise impacts on the developer of the new noise-sensitive development. It is vital that our established business is not put at risk of restriction or closure due to the introduction of new residential neighbours.

If future residents were to find our established, lawful operations a nuisance, my business could face significant legal and licensing challenges (e.g., noise abatement notices, licence reviews), threatening its ability to trade and potentially leading to its closure.

Inadequate Noise Impact Assessment and Mitigation:

There does not appear to be a comprehensive noise impact assessment submitted with this application that adequately considers the acoustic environment created by our established licensed premises. Such an assessment, fully compliant with the 'Agent of Change' principle and relevant British Standards, is essential to determine if an acceptable standard of amenity can be achieved for future residents without unduly restricting our business.

Loss of a Valuable Community Asset:

Our pub contributes significantly to the local economy, provides local employment, and serves as an important community hub. Allowing a development that puts this established business at risk would result in a loss of valuable local amenity.

Therefore, I respectfully request that the Local Planning Authority either refuses this application or imposes extremely robust and enforceable conditions on any approval to ensure that the noise mitigation measures are genuinely effective and fully protect my long-established business from future nuisance complaints. This should be explicitly secured through the application of the 'Agent of Change' principle.

I urge you to take these concerns into full account when determining this application.

Yours faithfully,

 Piries Bar

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

