

Discharge of Condition 1: Noise Mitigation and Mechanical Ventilation

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Ms Darley,

Re: 50 Springfield Road Horsham West Sussex RH12 2PD

Date: 11 January 2026

Subject: Prior Notification for the Change of Use from Office (Use Class E) to 1x 1 bedroom and 1x 2 bedroom flats (Use Class C3).

Application Number: DC/24/1584

Background

Prior Approval for the above site with the above development was granted on 5 December 2024, as confirmed in the Decision Notice issued by Horsham District Council.

There is only one pre-occupation condition, and that states:

No part of the development hereby permitted shall be first occupied until a scheme of noise mitigation and mechanical ventilation, sufficient to prevent overheating and maintain thermal comfort, has been submitted to and approved in writing by the Local Planning Authority.

Condition 1 in full states:

Pre-Occupation condition: No part of the development hereby permitted shall be first occupied until a scheme of noise mitigation and mechanical ventilation, sufficient to prevent overheating and maintain thermal comfort, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax}. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential

Design Guide 2020 with suitable measures to ensure the thermal comfort of occupiers and prevent overheating. The development shall be carried out in accordance with the agreed details prior to the first occupation of any part of the permitted development and shall be retained as such thereafter.

Reason: To ensure that no unacceptable risks are caused to future occupiers amenity and to prevent harmful impacts on public health in accordance with the National Planning Policy Framework.

Application to Discharge Condition 1

The applicant intends to discharge this condition by installing two BSK Zephyr v2 Decentralised Ventilation with Heat Recovery Systems.

The BSK Zephyr decentralized heat recovery device is an intelligent and connected ventilation solution designed for spaces without traditional ventilation systems.

The BSK Zephyr features a ceramic heat recuperator paired with a two-way fan. Operating on a 70-second periodic cycle, the device alternates between air intake and exhaustion. During the exhaust phase, it removes stale indoor air while recharging the ceramic core. When the cycle reverses, fresh outdoor air is pushed through the charged core, either heating or cooling it based on the season.

With heat exchange rates reaching up to 90%, the system enables efficient energy recovery.

The system's technical specifications document is attached to this application.

It is intended that the two units are to be placed in the upstairs bedrooms, where they will work alongside the windows for natural ventilation, to ensure that temperatures are kept at the correct levels all year round.

This approach was agreed and signed off by the environmental health department officer Lee Money in a call with the applicant dated 09.01.2025

Planning Drawings - Proposed Floor plans



As such, we do believe that this is sufficient to discharge the pre-occupation condition.

I kindly request the Council's written confirmation of the discharge of this condition.
Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Bern Toomey

Planning Consultant

Planning Geek

planninggeek.co.uk