



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cherry Tree Inn, Crawley Road, Faygate, Horsham RH12 4SA
DESCRIPTION:	Change of use from ground floor pub and first floor 3 bed apartment to 7 bedroom HMO
REFERENCE:	DC/26/0230
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Further information is required and the property will require an HMO License to operate.	

MAIN COMMENTS:

Fire safety:

1. There is no information has been provided detailing the fire safety precautions/means of escape in the event of a fire that have been installed as part of the conversion or that were in situ. A copy of the fire risk assessment for the whole building is to be provided. A fire plan of the building is to be included, detailing all designated means of escape from the building, final exit doors that serve the converted residential units, automatic fire detection system, emergency lighting system and 30-minute fire rated protected escape routes.
2. The property will require HMO License, and the property will need to comply with the license conditions.
3.
 - a. Heating:
 - b. The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C
 - c. Living room and dining room 21degrees C
 - d. Bathroom 22degrees C
 - e. Elsewhere 18degrees C
 - f. All storage heaters shall have automatic charge control and thermostatically controlled damper outlet. Living rooms to be provided with a fan assisted combination storage heater with thermostatically controlled top up convector heater.
 - g. Gas Central heating systems should satisfy the design and installation requirements of British Standard 5449: 1990 in accordance with Part L of the current Building Regulations (as amended).
4.
 - a. Ventilation
 - b. 9. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts. Provision for openable windows at all hours of the day and night to provide purge ventilation at least 1/20th of the floor area. BS 5925:1991.
 - c. Lighting
 - d. 10. Provision of adequate natural lighting via windows to kitchen, bedroom and living rooms to provide adequate natural lighting. Adequate natural lighting to prevent eye strain in undertaking tasks without artificial light. BS8206 Code of practice Parts 1 & 2. Also, BRE guidance on Natural Lighting.

ANY RECOMMENDED CONDITIONS:	
NAME: Cassy Foster	Environmental Health Officer
DEPARTMENT:	Environmental Health and Licensing
DATE:	28/05/2026