Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0090
Laura House, Units 9 And 10 , Jengers Mead, Billingshurst, West Sussex, RH14 9NZ

DESCRIPTION:
Approval of details reserved by conditions 1 and 2 to approved application DC/25/0019.

RELEVANT PLANNING HISTORY:

DC/25/0019	Prior notification for the change of use from offices (Class B1) to residential (Class C3) to form 2 no. self contained flats	Prior Approval Required and PERMITTED on 03.03.2025

PLANNING ASSESSMENT
Prior Approval application DC/25/0019 was permitted on 03.03.2025. The permission was for the following:

Prior notification for the change of use from offices (Class B1) to residential (Class C3) to form 2 no. self contained flats

Consent is sought to discharge the details reserved by conditions 1, 2, 3 and 4: -

Condition 1:
Pre-Occupation Condition*: Prior to the occupation of the dwelling, a scheme for sound attenuation against external noise shall be submitted to and approved by the Local Planning Authority. The scheme shall have regards to the conclusions in the Noise Exposure Assessment Report 17087-NEA-01 submitted to the Department on 7 January 2025 (prepared on 22 October 2021 by Falcon Energy Limited for Unit 12 Laura House, Jengers Mead, Billingshurst, RH14 9NZ). The approved sound attenuation works shall be completed before the dwellings/units are occupied and be retained thereafter.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A supporting statement has been submitted setting out that all windows would be double glazed, and cavity wall would be used with additional thermal linings. To provide adequate ventilation within the units, in the event of windows being shut, a silent type of extract ventilator, Vent-Axia Freshvent, is also proposed.

The Council's Environmental Health Officer has reviewed the submission, advising that the glazing and ventilator proposals are sufficient. There are no reasons to take a different view with the submitted details considered acceptable. The condition requires the works be completed before the dwellings are occupied, with the applicant advised of this by way of a note to applicant.

Condition 2:
Pre-Occupation Condition*: All confirmed or suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor, and a written report detailing these removal works shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The report shall include details of validation measures undertaken to ensure that all areas where works have been undertaken are free from asbestos.*

Reason: To ensure that no unacceptable risks are caused to humans or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

A certificate produced by Scopes Asbestos Analysis Services Ltd. have been received by the Council on 19 March 2025. The certificate indicates that samples have been taken on site, and no asbestos have been detected. While comments of the Council's Environmental Team re noted, requesting a full asbestos survey, the submitted certificate is considered sufficient to ensure no unacceptable risks arise from the development. It is noted that should asbestos be discovered at a later date the works would be subject to separate (non-planning) legislation.

Condition 3:
Regulatory Condition*: No works relating to the construction 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, unless otherwise agreed in writing by the Local Planning Authority.*

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

The above condition is not required to be discharged as it requires accordance with the stated action(s). The description of the application has been amended accordingly.

Condition 4:
Regulatory Condition*: No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place outside of 08:00 and 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.*

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

The above condition is not required to be discharged as it requires accordance with the stated action(s). The description of the application has been amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is reminded that the dwellings approved must not be first occupied until the sound attenuation measures approved under Condition 1 (above) have been implemented in full. The measures must be retained in accordance with the agreed details thereafter.

The applicant is advised that conditions 3 and 4 do not require the approval of further details. The requirements of these conditions must though be met in full.

Plans list for: DISC/25/0090
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Certificate for Identification of Asbestos Fibres (Scopes Asbestos Analysis Services Ltd., 14/03/2025)	SCO/25/5105	19.03.2025
Supporting Statement		NONE	19.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 13.05.2025

Authorising Officer sign/initial Guy Everest Date: 27.05.2025