Town and Country Planning Act 1990 (as amended)

Town and Country Planning (General Permitted Development) (England) Order 2015

Application for Prior Approval under Schedule 2, Part 3, Class MA

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

Laura House, Units 9 And 10 Jengers Mead Billingshurst West Sussex

1. **Pre-Occupation Condition:** Prior to the occupation of the dwelling, a scheme for sound

attenuation against external noise shall be submitted to an 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).

All windows within the proposed units are double glazed & walls are of cavity wall construction, with additional thermal linings as part of the conversion works. Both of which provide a suitable level of reduction to potential noise.

A potential area identified on a previous noise assessment was the use of standard slot trickle vents – which offer no such noise protection.

It is proposed that background ventilation will be provided to the new units will have Vent Axia Freshvent, acoustically damped passive ventilators.

Link to proposed product below.

https://asset.eezybridge.com/nc/ba7b9546-29dd-40c4-87a7-885627281b87/VA_Freshvent_Catalogue.pdf

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).

Existing property has been surveyed for asbestos & none was identified.

Partitions are aluminium and glass fibre construction,

Linings to pipework is timber ply, or plasterboard.

No vinyl floor tiles present – only carpet tiles.

Ceiling tiles have been tested by specialist firm – copy of report enclosed.

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.

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

Condition is noted.

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 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.

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

Condition is noted.