

Subject: FW: DC/26/0146 - 30 West Street

From: Kevin.Beer
Sent: 24 March 2026 10:29
To: Sam.Nye
Subject: DC/26/0146 - 30 West Street

Dear Sam,

Thank you for consulting Environmental Health on the above planning application.

We have reviewed the noise impact assessment, submitted in support of the application, and the proposed internal plans and we have the following formal comments to make.

1. We understand that it is the intention for the ground floor space to become retail, the concern we have however is that if ground floor is used for a more intrusive use such as a restaurant/bar with loud music or gym with associated impact noise, neither we understand would require a separate planning permission, then even with sound insulation between the ground and 1st floor there is likely to be an impact on residential amenity.
2. We also note that the one of the bedrooms on the first floor is directly over the ground floor 'storage area' which given that this area may be used early in the morning or late in the evening is a concern.
3. From looking at the internal layout one of the second floor bathrooms is directly above a bedroom, in our view this is incompatible stacking, poor acoustic design and not in accordance with Approved Document E.
4. We understand that the above matters in relation to controlling the use of the ground floor space and changing the internal layout cannot be addressed through this current application.

We are not against the principle of converted this building into residential, however given the above we are of the view that the dwellings as proposed will be poor quality and we are concerned in relation to the potential noise impacts on residential amenity.

If however the LPA are minded to approve this application we would recommend the below condition

Prior to commencement of construction the applicant shall provide a scheme of sound insulation and construction, including mechanical ventilation sufficient to prevent overheating and maintain thermal comfort within the dwellings, that shall ensure that the sound insulation of the party floors is 5dBA or better than normal building regulations. The scheme shall be submitted to and approved in writing by the local planning authority and shall also include details of post construction verification to be carried out. Prior to occupation the post construction verification report shall be submitted to and approved by the local Planning Authority and the premisses shall not be occupied until any necessary remedial work has been satisfactorily completed.

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).

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone:

Email:



**Horsham
District
Council**

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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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