

Subject: FW: Planning Application Consultation - DC-26-1314 30 West Street Horsham EnvH response

From: Lee.Money
Sent: 17 September 2026 15:12
To: Sam.Nye
Subject: RE: Planning Application Consultation - DC-26-1314 30 West Street Horsham EnvH response

Hi Sam

Thanks for the consultation request.

I have reviewed the Noise Impact Assessment prepared by Trace Surveys Ltd dated 20/07/2026 reference AC20227.01.00

The report has identified that the site is exposed to high levels of external noise levels, Appropriate noise mitigation measures have been proposed but risks from overheating also need to be considered. I would also note that the proposed development would require the enclosure of the skylight providing natural light to the existing kitchen to the second floor rear left flat. Adequate provision for ventilation of this kitchen will need to be maintained.

I would recommend that the following condition is attached to ensure the recommendations of the report are fully implemented and overheating risk are mitigated appropriately.

1. A) Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall implement in full the recommendations detailed in Noise Impact Assessment prepared by Trace Surveys Ltd dated 20/07/2026 reference AC20227.01.00. 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} with suitable measures to ensure the thermal comfort of occupiers.

B) The scheme of ventilation shall be designed following a suitable overheating assessment in accordance with the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered using weather file DSY 2. Any mechanical ventilation to be installed shall meet the installation and design standards of Acoustics Ventilation And Overheating: Residential Design Guide January 2020.

Regards

Lee

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