



**Horsham
District
Council**

Bern Toomey
Planning Geek
Elizabeth House
Enterprize Way
London
SE8 3PY

Our ref: DISC/26/0033
Your ref: Laszlo Horsham
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 26th March 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Approval of details reserved by condition 1 to approved application DC/24/1584
48 Springfield Road Horsham West Sussex RH12 2PD**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition:

1. **Pre-Occupation condition:** No part of the development hereby permitted shall be first occupied until a scheme of noise mitigation and mechanical ventilation, sufficient to prevent overheating and maintain thermal comfort, has been submitted to and approved in writing by the Local Planning Authority.

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}. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020 with suitable measures to ensure the thermal comfort of occupiers and prevent overheating.

The development shall be carried out in accordance with the agreed details prior to the first occupation of any part of the permitted development and shall be retained as such thereafter.

Reason: To ensure that no unacceptable risks are caused to future occupiers amenity and to prevent harmful impacts on public health in accordance with the National Planning Policy Framework.

Date of approval - 26th March 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Noise Mitigation and Mechanical Ventilation		29.01.2026
Supporting Statement	BSK ZEPHYR v2 Decentralized Ventilation with Heath Recovery		29.01.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control