Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0324
Freshwater Parade , Bishopric, Horsham, West Sussex, RH12 1QD

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 and 2 to approved application DC/25/1445

RELEVANT PLANNING HISTORY:

DC/25/1445	Prior Notification for Change of use of the first floor from retail (Class E) to 6 No. residential dwellings (Class C3).	Prior Approval Required and PERMITTED on 30.10.2025

PLANNING ASSESSMENT

Planning Application DC/25/1445 was granted consent on 30.10.2025. This permission was for the following:

Prior Notification for Change of use of the first floor from retail (Class E) to 6 No. residential dwellings (Class C3).

Consent is sought to discharge the details reserved by conditions 1 and 2.

Condition 1:

'***Pre-Commencement Condition****: 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 be designed by a suitably qualified acoustic consultant in accordance with the recommendations of the Noise Report prepared by RPS reference JAJ03272.REPT.01-R1 dated 08 November 2022 and shall be based on the principles of BS8233. Occupation shall not be permitted to commence until the approved details are fully implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.*

Reason: As this matter is fundamental in the interests of future occupiers of the dwellings and in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

The application is accompanied by Aran Acoustics Noise Mitigation and Ventilation Scheme Report. Following consultation with the Council's Environmental Health Officer, the information provided in this report is considered satisfactory.

It is however advised that the condition requires submission of a validation report as described in section 7.0 of the Aran Acoustics Noise Mitigation and Ventilation Scheme Report. While the condition can be discharged, an informative will be attached to highlight that a Validation Report will need to be submitted prior to occupation.

Condition 2:

'***Pre-Commencement Condition****: Prior to the commencement of development an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. All confirmed or suspected asbestos containing materials shall be removed from areas of the development which are to form private dwellings. A verification report prepared by a competent person which confirms all asbestos or suspected asbestos containing materials have been removed shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.*

All Site clearance debris and construction waste shall be removed from site by an appropriately licensed waste removal contractor including all asbestos waste.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters 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).'

The submission includes the Asbestos Refurbishment Survey prepared by Environmental Surveying and Remediation Ltd. Following consultation with the Council's Environmental Health Officer, the survey has not identified any asbestos containing materials in the part of the building to be converted to dwellings. Therefore, the requirements of the condition 2 have been satisfied and this condition can be discharged.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Applicant is advised that Condition 1 requires that following the full implementation of the approved noise and vibration attenuation and ventilation measures, and prior to occupation of the development permitted under DC/25/1445, a Validation Report shall be submitted to the Local Planning Authority in writing. The Applicant is advised to submit this Validation Report in writing to the Local Planning Authority prior to occupation of the development.

Plans list for: DISC/26/0324
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Planning Statement Reference Condition 1 by Advance Building Consultancy Ltd	ABC845	24.09.2026
Supporting Docs	Planning Statement Reference Discharge Condition 2 by Advance Building Consultancy Ltd	ABC845	24.09.2026
Supporting Docs	Asbestos Refurbishment Study by Environmental Surveying and Remediation Ltd dated 7 September 2026	322	24.09.2026
Supporting Docs	Noise Mitigation and Ventilation Scheme Report by Aran Acoustics dated 23.09.2026	RPT.260728.1 - FRESHWATER PARADE HORSHAM - NOISE MITIGATION AND VENTILATION	24.09.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.11.2026

Authorising Officer sign/initial Tamara Dale Date: 18.11.2026