



Mr Kevin Clarke
KJC Architects
2 Grove Cottage
Old Watercress Walk
Carshalton
SM5 3BD

Our ref: DISC/26/0149
Your ref: 30 West Street DoC
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 28th September 2026

Dear Sir/Madam,

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

**Application for Approval of Details Reserved by Conditions 1 and 2 to approved application
DC/26/0146.**

30 West Street Horsham West Sussex RH12 1PB

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

1. **Pre-Commencement Condition:** Prior to commencement of development, details of a scheme of sound insulation and construction, including mechanical ventilation sufficient to prevent overheating and maintain thermal comfort within the dwellings, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the sound insulation of the party floors is 5dBA or better than normal Building Regulations, and shall also include details of post construction verification to be carried out. The development shall be carried out in strict accordance with the approved details and shall 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).

Date of approval - 28th September 2026

2. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
 - (a) the location for the loading and unloading of plant and materials, site offices, parking and storage of plant and materials
 - (b) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
 - (c) Details regarding contractors' parking

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 28th September 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 Docs	Overheating/Energy Supporting Statement		24.07.2026
Supporting Statement	Flint Energy - Environmental Consult Addendum Letter	260407_30 West Street	24.07.2026
Supporting Statement	KJC Architects - Environmental Consult Addendum Letter		24.07.2026
Supporting Docs	Acoustic Construction Specification	AC20207.02.00	24.07.2026
Supporting Docs	Noise Impact Assessment	AC20207.01.01	11.05.2026
Supporting Statement	Construction Management Plan	T1342-002 01	11.05.2026

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