



Horsham
District
Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0149
30 West Street, Horsham, West Sussex, RH12 1PB

DESCRIPTION:

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

RELEVANT PLANNING HISTORY:

DC/26/0146	Prior approval for the part change of use of the ground floor and change of use of the first and second floor retail space (Class E(a)) to 8no. residential dwellings (Class C3).	Prior Approval Required and PERMITTED on 25.03.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0146 was granted consent on 25/03/2026. This permission was for the following:

Prior approval for the part change of use of the ground floor and change of use of the first and second floor retail space (Class E(a)) to 8no. residential dwellings (Class C3).

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

Parish Comments:

Horsham Town Council: Support

Initial Comments: Horsham Town Council Planning Committee supports the application, subject to the conditions recommended by Horsham District Council's officer being met.

Horsham Town Council: No Objection

Secondary Comments:

HTC would like the Environmental Health Team concerns should be addressed.

Condition 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).

The applicant has submitted a number of documents in support of satisfying the above condition, including a Noise Impact Assessment, Overheating/Energy Document and Acoustic Construction Specification. The Council's Environmental Health Team have been consulted, who raised a number of issues with the initial Assessment. Following submission of the documents, the ENVH Team are satisfied that the revisions made address the previous concerns and that this condition can be discharged.

The requirements of the condition have been satisfied.

Condition 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).

The applicant has submitted a Construction Management Plan in support for satisfying the above condition. This document details that construction activity will be focused on the Black Horse Way frontage, avoiding the pedestrianised West Street environment. Site operations will be contained within the site boundary, supported by controlled delivery scheduling and internal storage of materials wherever practicable. Contractors will park off site, and construction hours will be managed to protect neighbouring amenity. The Council's Environmental Team have been consulted, who are satisfied that the document covers the necessary details as listed above.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0149

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Noise Impact Assessment	AC20207.01.01	11.05.2026
Supporting Statement	Construction Management Plan	T1342-002 01	11.05.2026
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

DELEGATED

Case Officer sign/initial Sam Nye Date: 24/09/2026

Authorising Officer sign/initial Tamara Dale Date: 28.09.2026