Horsham District Council

Mr Ross Lakani
ADVANCE BUILDING CONSULTANCY ltd
40 Wise Lane
Mill Hill
London
NW7 2RE

Our ref:	DISC/26/0324
Your ref:	FRESHWATER PARADE, BISHOPRIC, HORSHAM, WEST SUSSEX RH12 1QD
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	18th November 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 Condition 1 and 2 to approved application DC/25/1445

Freshwater Parade Bishopric Horsham West Sussex

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 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).

Date of approval - 18th November 2026

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).

Date of approval - 18th November 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	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 SCHEME.DOCX Revision 01	24.09.2026

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.

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