

**RE: Planning application DM/26/1564 - Upmarket 22, 22 Church Road,
Burgess Hill, West Sussex, RH15 9AE**

Wed 26/08/2026

Hi Debbie,

Just to confirm our discussion.

Given the premises are already largely fitted out and the proposed use is relatively low impact, I think a pragmatic approach would be to recommend approval of the application subject to a condition requiring an acoustic assessment within 3 months of the commencement of the approved hours.

The assessment should be undertaken by a competent acoustic consultant and consider whether the floor/ceiling construction between the commercial premises and the residential accommodation above provides suitable acoustic separation for the approved use and operating hours.

Ordinarily I would prefer acoustic performance to be established before determination, as remedial works identified after occupation can be disruptive and costly. However, the studio is already substantially complete, so much of that benefit has been lost.

The applicant should be advised to engage a suitably qualified acoustic consultant. [The Institute of Acoustics \(IOA\)](#) maintains a directory of accredited professionals who can advise on the most appropriate assessment methodology, whether that involves a review of the construction, sound insulation testing, or both. The applicant could also look to search for acoustic consultants in Sussex or the South East.

It would also be worth making clear that the assessment should be based on an accurate description of how the studio will operate. If the use subsequently changes to activities that generate higher noise levels than those assessed, the conclusions of the report may no longer be representative. I would make it clear that Environmental Protection would be required to investigate any future complaints received and take action where justified, so it is important adequate sound insulation is put in place for the business to operate.

On that basis, I would recommend approval with the following condition:

Within 3 months of operating the approved application, a report prepared by a competent acoustic consultant shall be submitted to and approved in writing by the Local Planning Authority.

The report shall assess the adequacy of the sound insulation between the commercial premises and the residential accommodation above, having regard to the approved use of the premises and the noise likely to be generated by that use. The report shall identify whether any additional sound

attenuation measures are required to protect the amenities of occupiers of the residential accommodation above.

Where the report identifies that additional sound attenuation measures are required, details of those measures and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented in accordance with the approved timetable and evidence demonstrating their completion shall be submitted to the Local Planning Authority.

This condition shall not be discharged until the Local Planning Authority is satisfied that either the existing sound insulation is adequate for the approved use, or that any approved sound attenuation measures have been fully implemented.

Kind regards,

Ollie

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