

**From:** office@therpp.co.uk <office@therpp.co.uk>  
**Sent:** 06 February 2025 11:41:56 UTC+00:00  
**To:** "Cassy Foster" <Cassy.Foster@midsussex.gov.uk>; "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Subject:** Re: DM/24/2912 - Equestrian Yard London Road Balcombe West Sussex SR/25/0146

Dear Cassy

Thank you for your helpful comments on the application. I believe the bedrooms are of a sufficient size to provide a decent sized double with two reasonably generous singles.

Your other points regarding the windows and doors are noted and understood, particularly with reference to the bedroom off the kitchen.

Kind regards

Christina



Christina Salmon BA (Hons) MSc  
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**From:** Cassy Foster <Cassy.Foster@midsussex.gov.uk>  
**Date:** Thursday, 6 February 2025 at 11:18  
**To:** office@therpp.co.uk <office@therpp.co.uk>  
**Cc:** Anna Tidey <anna.tidey@midsussex.gov.uk>  
**Subject:** DM/24/2912 - Equestrian Yard London Road Balcombe West Sussex SR/25/0146

Good afternoon

## **Housing Act 2004**

### **Re: Planning Application DM/24/2912 Equestrian Yard London Road Balcombe West Sussex**

I have been informed that you have applied for planning permission to carry out alterations to the above mentioned premises. I have examined your plans with respect to Housing Standards. Based on the plans submitted the following comments are made with specific reference to compliance with Housing Standards legislation. Please note that this may differ from planning legislation, but respective minimum standards must be followed.

#### **Description:**

## **Proposed conversion of stables and timber barn to one residential dwelling and change of use of land to residential curtilage.**

### **Comments:**

### **Rooms sizes**

1. Single bedroom: minimum size 6.5 square metres
2. Double bedroom minimum size 10 square metres

### **Means of escape**

3. Means of escape in case of fire. 30 Minute fire doors to kitchen and living areas
4. Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways of all flats.
5. Provision of a fire window to the bedroom window. Access is via a high risk room namely a kitchen

### **Heating :**

- The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C
- Living room and dining room 21degrees C
- Bathroom 22degrees C
- Elsewhere 18degrees C
- All storage heaters shall have automatic charge control and thermostatically controlled damper outlet. Living rooms to be provided with a fan assisted combination storage heater with thermostatically controlled top up convector heater.
- Gas Central heating systems should satisfy the design and installation requirements of British Standard 5449: 1990 in accordance with Part L of the current Building Regulations (as amended).

### **Ventilation**

6. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.

### **Lighting**

7. Provision of adequate natural lighting via windows to kitchen, bedroom and living rooms to provide adequate natural lighting. BS8206 Code of practice Parts 1 & 2. Also BRE guidance on Natural Lighting.

Yours sincerely

**Cassy**

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Tuesday, Thursday, 8:00am to 1:00pm.

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

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