

Deborah Lynn

From: [REDACTED]
Sent: 18 August 2026 12:02
To: Deborah Lynn
Subject: RE: Planning application DM/26/1564 - Upmarket 22, 22 Church Road, Burgess Hill, West Sussex, RH15 9AE

Hi Debbie,

Yes, I am still of the view that further acoustic information would be required to support a 07:00 opening time.

Whilst the construction details provided are helpful, they do not demonstrate the acoustic performance of the separation between the commercial unit and the flat above, nor do they provide evidence that the requirements of Condition 5 of 11/00860/FUL were satisfied.

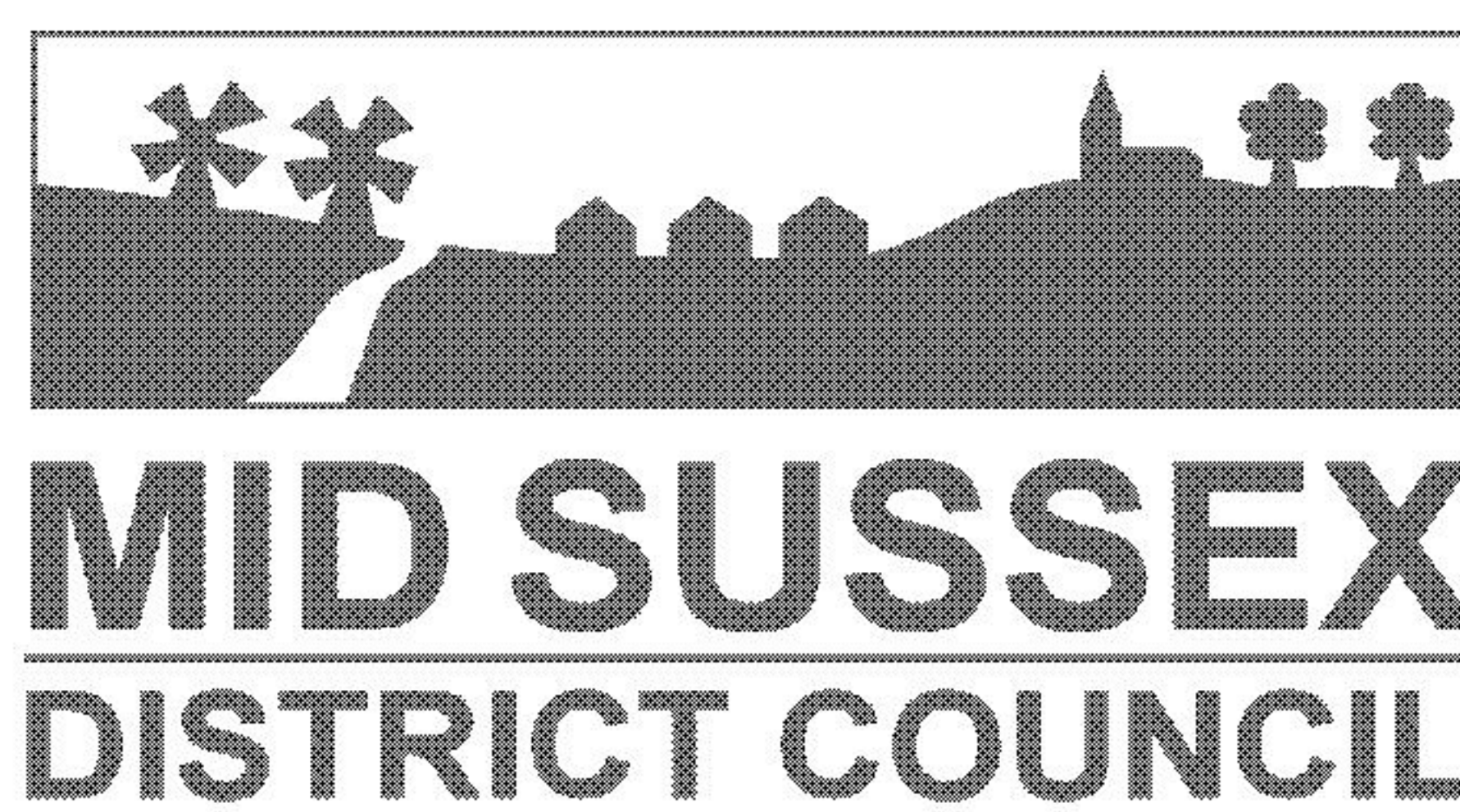
If the applicant wishes to open at 07:00 I would welcome evidence from an acoustic consultant demonstrating the airborne sound insulation performance between the commercial premises and the residential accommodation above, either through acoustic testing or an assessment of the floor/ceiling construction.

In the absence of this information, I would remain concerned about the potential for disturbance during the early morning period and would suggest careful consideration is given to whether the proposed 07:00 opening time is appropriate.

Many thanks,

[REDACTED]

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website: www.midsussex.gov.uk



“Working together for a better Mid Sussex”

From: Deborah Lynn <deborah.lynn@midsussex.gov.uk>

Sent: 10 August 2026 17:14

To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

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

Hi Oliver

I hope you're well.

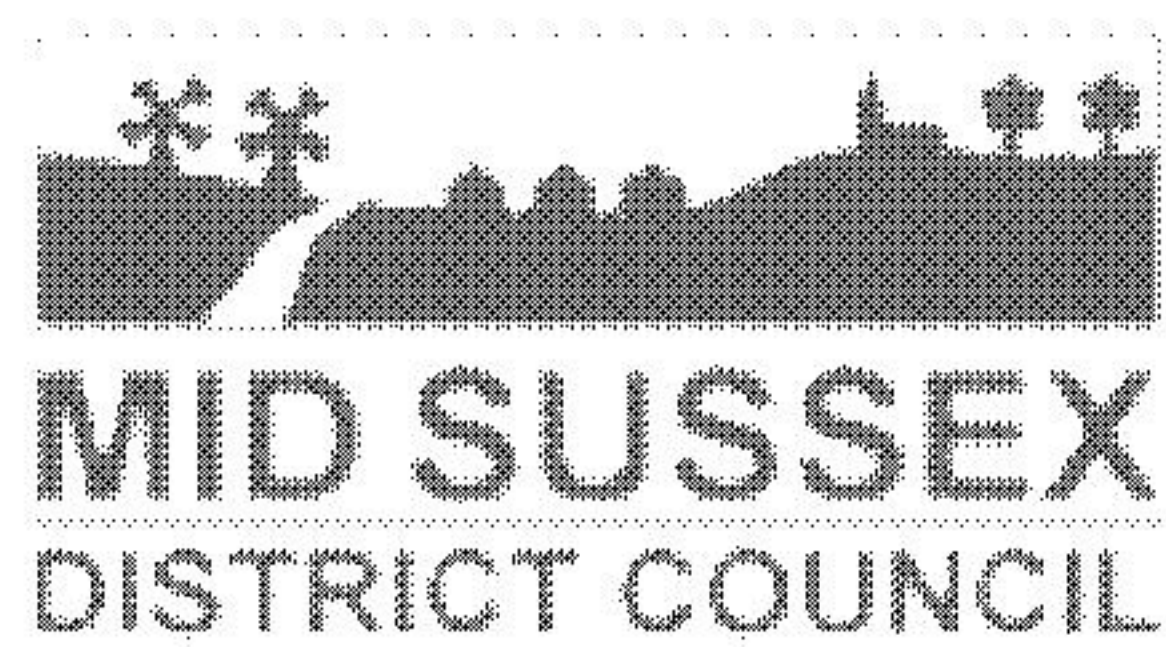
Following on from the additional details provided in the e-mail below, I am assuming that you are still of the opinion that a soundproofing condition should be imposed, or that the premises should open later?

Many thanks

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
www.midsussex.gov.uk

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Sent: 31 July 2026 16:23

To: Deborah Lynn <deborah.lynn@midsussex.gov.uk>

Cc: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

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

Hi Debbie and Oliver,

The only insulation works carried out to the ceiling relate to the two former skylight openings. These had previously been boarded using unsuitable materials, so as part of the remedial fire safety works they have now been rebuilt using 100mm acoustic loft roll insulation with 15mm FireLine plasterboard beneath.

The remainder of the ceiling is the existing concrete floor slab serving the flats above. Below this is the ceiling void, followed by the suspended plasterboard ceiling to the commercial unit.

These works were carried out as part of the wider fire safety improvements identified during the refurbishment, alongside other remedial works such as the application of intumescent paint to the structural steelwork. Building Control have been involved throughout the project and are aware of the works undertaken.

If you require any further technical details from the contractor, please let me know and I will be happy to provide them.

Kind Regards,

Amy

On 31 Jul 2026, at 3:10 pm, Deborah Lynn <deborah.lynn@midsussex.gov.uk> wrote:

Dear Amy

Many thanks for your e-mail detailing the building works that have recently been carried out.

If you could provide further details from your contractor regarding any insulation works to the ceiling that have been carried out, that would be much appreciated.

I am on leave next week, returning on the 10th August, but have copied Oliver in to this e-mail for his information – please copy him into any further e-mails on the matter as well as myself.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
www.midsussex.gov.uk

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<image001.png>
<image002.png>

Sent: 30 July 2026 18:58

To: Deborah Lynn <deborah.lynn@midsussex.gov.uk>

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

Good Evening Debbie,

Thank you for forwarding Oliver's comments.

I appreciate his feedback and I'm pleased to see that there are no significant concerns regarding the proposed Pilates use itself and that it is considered to be a lower-impact use than the previously approved café.

I wanted to provide some further information regarding the refurbishment works that have recently been carried out to the premises.

The building has undergone a comprehensive refurbishment, during which Building Control has been closely involved. Throughout the project, a number of historic fire safety issues were identified that had not previously been addressed, and these have now been rectified as part of the works.

For example, the former skylight openings between the commercial unit and the structure above had not previously been correctly fire-stopped. These have now been fully insulated and fire-boarded. We have also undertaken additional remedial works, including applying intumescent fire protection to the structural steelwork supporting the upper floor, along with several other fire safety improvements identified during the project.

In terms of the ceiling construction, there is an existing concrete floor slab separating the commercial premises from the residential accommodation above. Beneath this is a suspended fire-rated ceiling, with an approximate 400 mm void between the concrete slab and the ceiling below. As part of the refurbishment, insulation has also been installed within the areas where the former skylights were located.

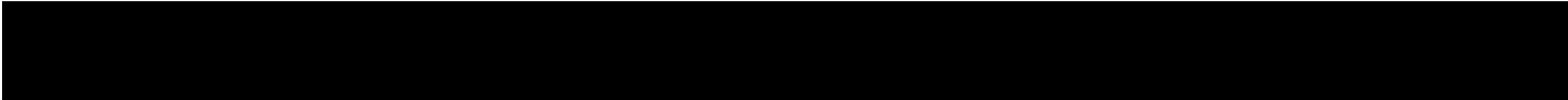
I am currently speaking with the contractor to obtain the construction details and any available specifications relating to the ceiling build-up and insulation installed during the refurbishment. Should this information be available, I will forward it as soon as possible.

Given the substantial refurbishment works undertaken, together with the inherently low-impact nature of a Pilates studio, I hope this information is helpful in demonstrating that considerable measures have already been taken to improve both the safety and quality of the building.

Please let me know if there is anything further that would be helpful for me to provide.

Kind Regards,





Hi Debbie,

Would you be able to give me a call if you have a moment 07584130161

Thanks,

Amy

On 30 Jul 2026, at 3:11 pm, Deborah Lynn
<deborah.lynn@midsussex.gov.uk> wrote:

Dear Amy

I hope this e-mail finds you well.

Please see the following e-mail from the Council's Environmental Health Officer, for your information.

He has requested that further details are provided to demonstrate that suitable sound insulation measures have been installed between the commercial premises and the flat above, as a sound proofing condition imposed under a previous planning application to change the use of the shop unit to a café / creche was never implemented.

If you are unable to provide such information, then I consider that a condition should be imposed on the planning permission, requiring a report to be submitted to demonstrate that suitable sound proofing is in place between the commercial unit and flat.

Alternatively, if you are willing to open the premises later, then it may not be necessary to impose such a condition.

I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management

Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
www.midsussex.gov.uk

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<image001.png>

<image002.png>

-----Original Message-----

From: Oliver Benson <oliver.benson@midsussex.gov.uk>

Sent: 30 July 2026 11:18

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Subject: DM/26/1564 SR/26/2591 Upmarket 22 22 Church Road
Burgess Hill West Sussex RH15 9AE

Hi Deborah,

I've reviewed this application and, from a noise perspective, I don't have any significant concerns regarding the proposed Pilates use itself. It is generally a low-impact activity and is likely to generate less noise and disturbance than the café use previously approved at the site.

However, I note that Condition 5 of planning permission 11/00860/FUL required the submission and approval of a scheme to insulate the residential accommodation above from noise, including provision for testing and any necessary modifications. Having checked the planning history, I cannot see any record of this condition having been formally discharged.

Given the residential accommodation directly above the commercial unit, the proposed 07:00 opening time could potentially give rise to amenity impacts if sound insulation between the premises is poor. This is relevant given the original permission restricted operating hours to 09:00-17:30 Monday to Saturday.

On balance, I have no objection to the proposed use. However, in light of the proposed 07:00 opening time and the apparent absence of a formally discharged noise insulation condition, I would recommend that consideration is given to securing evidence that suitable sound insulation measures have been installed between the commercial premises and the residential accommodation above.

Should there be no evidence that the requirements of Condition 5 have previously been satisfied, I would recommend the imposition of a condition requiring the applicant to submit a report, prepared by a competent person, demonstrating that sound attenuation measures between the commercial and residential premises achieve a minimum airborne sound insulation value of 55dB (DnTw+Ctr), supported by post-completion testing.

If evidence is available demonstrating that the requirements of Condition 5 were previously implemented, or if the proposed opening time were amended to opening later, I would not consider such a condition necessary.

Kind regards

Oliver

Oliver Benson

Senior Environmental Health Officer

Environmental Protection Team

Tel: 01444 477 059

Email: oliver.benson@midsussex.gov.uk

Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CDeborah.Lynn%40midsussex.gov.uk%7Cb60e99db7e364c51258608deee23e0d6%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639210035040588521%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nJROjHKLZVMTVOrMosY26v9CWhdTfV1X969%2FusjRnC4%3D&reserved=0>

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 01 July 2026 11:27

To: Oliver Benson <oliver.benson@midsussex.gov.uk>

Subject: Service request - SR/26/2591 Upmarket 22 22 Church Road Burgess Hill West Sussex RH15 9AE

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request

SR/26/2591

Type: Planning - consultation.

Details: We would be grateful for your comments by 22nd July 2026

Please return your comments directly to the case officer, Deborah

Lynn Application details and documents can be viewed at the

following web address:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpa.midsussex.gov.uk%2Fonline-applications%2F&data=05%7C02%7CDeborah.Lynn%40midsussex.gov.uk%7Cb60e99db7e364c51258608deee23e0d6%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639210035040622879%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nJROjHKLZVMTVOrMosY26v9CWhdTfV1X969%2FusjRnC4%3D&reserved=0>

3D%7C0%7C%7C%7C&sdata=2V6XWmaYnSpU66W3%2FIhEE4csDbL
FvRBjpiucJIFIDdE%3D&reserved=0

Please note that there may be a delay of up to five days from the date of this consultation before documents appear on our website.

Consultee: Environmental Protection

Reference: DM/26/1564

Proposal Variation of Condition 2 of planning permission

11/00860/FUL to allow operation of a Pilates studio between 07:00 and 20:30 Monday to Saturday and 08:00 to 15:00 on Sundays and Bank Holidays.

Regards

Communities Support Team

Mid Sussex District Council

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