

Deborah Lynn

From: [REDACTED]
Sent: 30 July 2026 18:58
To: Deborah Lynn
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,
Amy Bennett

[REDACTED]

Hi Debbie,

Would you be able to give me a call if you have a moment [REDACTED]

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.

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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

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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%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=nJROjHKLZVMTVOrMosY26v9CWhdTfV1X969%2FusjRnC4%3D&reserved=0>

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

Sent: 01 July 2026 11:27

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%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=2V6XWmaYnSpU66W3%2FIhEE4csDbLFvRBjpiucJFI DdE%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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