

d/o

SB

From: Karl Riahi
Sent: 21 April 2015 10:08
To: planning comments
Subject: FAO Duty Officer - S6/2015/0642/FP - 106 Aviation Avenue
Attachments: 106 Aviation Avenue.docx

Please find attached my comments for the consultation in relation to planning application number S6/2015/0642/FP.

Kind regards,

Karl Riahi
Environmental Health Officer
Public Health and Protection
Welwyn Hatfield Borough Council
01707 357459
k.riahi@welhat.gov.uk

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
21/04/15	Duty Officer	Karl Riahi
Planning Application Number	Worksheet Number	
S6/2015/0642/FP	WKJ/69178	

Address: 106 Aviation Avenue, Hatfield, Hertfordshire, AL10 9UE

Application Details: Change of Use of Private Dwelling (Use Class C3) to Small HMO (Use Class C4)

Considerations relevant to Environmental Health for this application

Noise from the proposed change of use

Description of site and discussion of considerations

There is the potential for additional noise to be created by the future tenants of this proposed development, however, it is not possible at this stage to discern whether an increase will occur. Any issues in future in relation to noise will be dealt with under the Environmental Protection Act 1990

The applicant is advised to contact the Private Sector Housing Team to ensure that they comply with all relevant Housing Legislation and requirements.

Conclusion

Recommend planning application is permitted X
Recommend planning application is permitted but with conditions □
Recommend planning application is refused □

Conditions and Informatives

INF12. Noise

Noise can transfer between buildings. This can be indirectly through the structure itself (flanking transmission) or directly through the separating wall into the neighbouring property. This can be a particular concern with houses in multiple occupation in proximity to other residential uses. Some existing buildings do not meet the current noise insulation standards. Therefore it is strongly recommended that all possible measures are taken to reduce noise transfer from houses in multiple occupation by improving sound insulation. In addition, self closing doors installed for reduce spread of fire can cause problems of impact noise. Self closers should be adjusted so the doors do not slam shut.

For more information please refer to:

- BS 8233:2014 Sound insulation and noise reduction for buildings (Code of Practice).
- BS EN ISO 140 Measurement of sound transmission

- Building research establishment paper "Improving Sound Insulation In Homes". An information paper provided by the BRE acoustics team

Note: for all HMO planning applications that are not detached properties.

INF13. Management Regulations for Houses in Multiple Occupation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All houses in multiple occupation must comply with the Management Regulations 2006 under the Housing Act. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

INF14. Health and Safety for all rented property under the Housing Act

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. All rented property must comply with the Housing Health and Rating System under the Housing Act. This requires all rented accommodation to be free of category 1 hazards in any of the 29 prescribed categories. Further information is available from the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

INF15. Licensing Houses in Multiple Occupation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Under the Housing Act 2004, a house in multiple occupation is required to be licensed by statute where: the house in multiple occupation or any part of it comprises three storeys or more and is occupied by five or more persons living in two or more single households. For licensing contact the Welwyn Hatfield Borough Council Private Sector Housing Team, Housing and Community Services by email housingandcommunity@welhat.gov.uk or by telephone 01707 357672.

Note: for all HMO planning applications.

INF16. Landlord Accreditation for Houses in Multiple Occupation

Partnership Accreditation for Landlords Code of Standards is a Welwyn Hatfield Borough Council and University of Hertfordshire initiative to recognise good Landlords and Agents. Further information is available at www.PAL-online.org.uk

Note: for all HMO planning applications.