

**Appendix 5 - EHO advice dated 27 January 2020**

## Heather Yuen

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**From:** Terry Vincent <T.Vincent@welhat.gov.uk>  
**Sent:** 27 January 2020 11:02  
**To:** Heather Yuen; Tom Gabriel; Karl Riahi  
**Cc:** John Ferguson  
**Subject:** RE: Ref. 6/2018/3052/PN11 - Everest House Sopers Road Cuffley Potters Bar EN6 4SG

Good Morning Heather,

Thank you for contacting environmental health in relation to your proposal.

I will not be able to attend an informal meeting at this time due to heavy workloads. However, I don't envisage this creating a problem as environmental health have specific requirements for all planning applications. I have detailed these requirements below. Please note that there is likely to be an objection if the specified requirements cannot be met.

### **Public health and protection planning requirements:**

#### **Noise:**

Where new developments could be subjected to noise or indeed when new developments could create noise we will expect a noise impact assessment to be submitted with the planning application.

The noise impact assessment should include, details of a survey of the existing environmental noise in the area and any noise sources being introduced to the area because of the proposed development.

The standards that are expected for residential properties are those indicated in BS8233:2014. It should be noted that we will also make reference to standards set out in the World Health Organisation guidance documents.

In terms of any proposed external amenity areas, these must meet the 55dB WHO Guidelines for Community Noise level.

If opening windows will negate the acoustic insulation provided by windows leading to noise levels higher than those within BS8233:2014 then extra measures will be required. A suitable mechanical ventilation system will need to be incorporated into the building which must comply with the ventilation requirements as stipulated in The Noise Insulation Regulations 1975. We must stress that the use of mechanical ventilation is a last resort. Attenuation should be sought by good acoustic design in the first instance.

Any deviations from the ventilation rates (within the Noise Insulation Regulations) and mechanical ventilation will need to be shown to be suitable through the use of a SAP assessment which shows that overheating does not occur. It must be carried out by substituting the expected ventilation rates achievable for those in Appendix P with the assessment conducted with windows closed.

#### **Commercial/Industrial Noise**

The impact of existing and new commercial noise sources should be assessed in accordance with BS4142:2014. We require the noise level to be 10dB below the background noise level at the nearest receptor location. LAMax levels should not exceed 40dB internally and internal noise levels (from commercial/industrial) should be 10dB below the noise levels in BS8233.

Making specific reference to this proposed application, the building is located close to a number of commercial/industrial units. A number of these units are known to be operational during a 24/hour period. Any

noise surveys must factor this in and it is recommended that any such survey is constantly manned. The noise survey must take into account each commercial operation in detail and the noise sources related to their business. We would expect all noise measurements to be carried out at representative locations and for resultant noise levels to include the worst case scenario.

Environmental health have a duty to investigate noise complaints in relation to commercial and industrial operations. There is no option to refuse to deal with a complaint. Due to this, it must be proven that noise from nearby commercial/industrial operations do not give rise to complaints. This can be assured via the planning process and a suitable BS4142 assessment.

Noise is a key consideration at the planning stage and statutory nuisance investigations after implementation are a last resort only. This method will not be intended as a failsafe and we stipulate that good acoustic design at the outset is key.

## Kind Regards

**Terry Vincent** AMIOA  
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**From:** Heather Yuen [mailto:heather@collectiveplanning.co.uk]  
**Sent:** 22 January 2020 12:18  
**To:** Tom Gabriel <t.gabriel@welhat.gov.uk>; Terry Vincent <T.Vincent@welhat.gov.uk>  
**Cc:** John Ferguson <john@collectiveplanning.co.uk>  
**Subject:** RE: Ref. 6/2018/3052/PN11 - Everest House Sopers Road Cuffley Potters Bar EN6 4SG

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Dear Tom and Terry,

I hope you are both well.

Our client is looking to re-submit a prior approval application at the above site for the change of use from B1a office to C3 residential (same as the previous application ref. 6/2018/3052/PN11). Given the noise issues raised during the previous submission, we are keen to address these to ensure that our new application is acceptable.

We would like arrange an informal meeting with yourselves to discuss the best way forward, agree the revised noise survey scope and to try and bottom out some of the issues raised previously. Could you please advise whether this would be possible and if so, can you please advise your availability?

Thank you.

Kind regards,