

Discharge of condition report for  
Land adjacent to flats 37-48 Lambs Close Cuffley  
EN6 4HD

MAY 7, 2020

ADVANCE ARCHITECTURE  
352 GREEN LANES, LONDON, N13 5TJ

**Application Reference Number: 6/2018/2170/FULL**

**Development:** Erection of third flat on the airspace of 2x existing flats.

**At Location:** Garages and Land adjacent to flats 37-48 Lambs Close Cuffley EN6 4HD

**Description**

This application has been made to discharge the conditions attached to the above approved planning application with following reference number **6/2018/2170/FULL**

**Conditions are as follow;**

**Condition 2 –**

*“No development above the first floor of the building shall take place until a scheme to protect the development (residential flats) from railway noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details before any part of the accommodation hereby approved is occupied and maintained thereafter. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. Any associated mechanical ventilation shall meet the requirements of the Noise Regulations 1975 (amended 1988).”*

**Full details on:**

Please see attached the Appendixes with Revised Acoustic Assessment of Noise where the conclusion states according to the noise survey results the suitable glazing and sound insulation will be able to meet the requirements of Welwyn Hatfield Borough Council and Building regulation. The Acoustic assessments recommends and propose an appropriate glazing and sound insulation.

The above glazing recommendation would ensure that during the daytime and night time noise levels in the property, with windows closed, would be 35dBA. and 30dBA respectively. This complies with the standard for internal noise levels in BS8233:2014 . Please see also attached the window details. The recommendation given at last section of the report, the installed windows are triple glazed windows the sound and thermal insulation much greater than suggested type, in last section of the report the assessor suggests to use number of options, we have decided to provide trickle vents on the windows, this cost effective and spacious comparing other options, the SAP calculation done in realistic situation while windows were installed, the SAP is satisfactory. Therefore the conditions should be discharged.

*“For this reason an alternative means of ventilation should be incorporated into the design to allow residents to ventilate the rooms without having to open the windows, this could be trickle vents on the windows”*