

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
16/03/2020	David Elmore	Karl Riahi
Planning Application Number	Worksheet Number	
6/2020/0447/PN11	WK/116050	

Address: Everest House, Sopers Road, Cuffley, Potters Bar, EN6 4SG

Application Details: Prior approval for the change of use from offices (B1(a)) to dwellinghouses (C3) to create 45 residential dwellings

Considerations relevant to Environmental Health for this application

Noise from commercial/industrial properties
Contaminated land

Description of site and discussion of considerations

Noise from commercial/industrial properties

There are serious concerns regarding noise from commercial/industrial noise sources, with the report showing a 73dB LAeq external noise level, along with a 49dB internal noise level with windows open. It is unclear how this internal noise level has been calculated or which rooms it refers to, as generally it is accepted that a partially open window provides an attenuation of 10 to 15dB, which would make the internal noise level 58 to 63dB internally. This would have serious impacts on things people take for granted, such as holding a conversation or watching television.

Due to the calculated/measured high noise levels and expected impact on future occupants of the proposed development, it is recommended that the application is refused.

Contaminated land

Contaminated land is not a concern due to the following statement within the prior approval cover letter;

"The proposed change of use does not include any groundworks, it is therefore considered that there will be no detrimental contamination impacts".

Conclusion

Recommend planning application is permitted

Recommend planning application is permitted but with conditions

Recommend planning application is refused

Conditions

N/A

