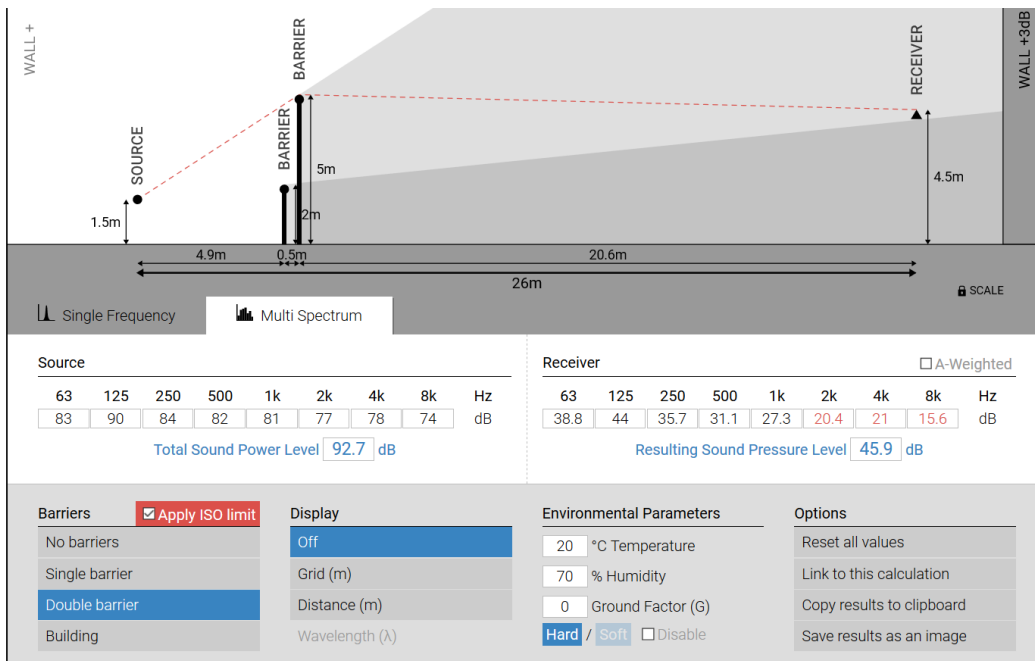


<p>6/2020/1852/C OND</p> <p>And</p> <p>6/2020/1853/C OND</p>	<p>36 Salisbury Square, Hatfield, AL9 5AF</p>	<p>Conversion of offices to dwellings – Condition requires noise mitigation scheme</p>	<p>The building is exposed to various environmental and neighbourhood noise sources which require different criteria of acceptability and mitigation.</p>	<p>The approval is subject to a condition as below:</p> <p>Condition 1: <i>Development must not commence until a sound insulation scheme (and ventilation scheme if required) has been submitted to and approved in writing by the Local Planning Authority. This scheme must include details to protect the occupiers of the development from noise associated with commercial properties in the area and must take place on a day/evening/night when an event is taking place at The Great Northern Pub, 54 Great North Road, Hatfield, AL9 5AE. The scheme must ensure that:</i></p> <ul style="list-style-type: none"> - <i>Noise from commercial/industrial sources are mitigated to a higher standard than BS8233; and</i> - <i>Indoor ambient noise levels in living rooms and bedrooms are 10dB below the standards within BS 8233:2014 and LAmax levels are not to exceed 40dB internally with windows closed.</i> <p><i>Where opening windows raises the internal noise levels above those within BS8233 (or the more stringent commercial/industrial noise levels), then mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975. Alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used and the ventilation rate for the system being substituted for those within Appendix P. The approved scheme must be implemented prior to first occupation of the development and be permanently retained thereafter.</i></p> <p>The application to discharge the condition is wholly insufficient and it does not constitute a sound insulation scheme that reflects the requirements of condition 1. Detailed points follow;</p>
--	---	--	---	--

The following specific observations are made:

- 1) The application includes a noise assessment but not a Sound Insulation scheme in the form required by Condition 1. In effect it cannot be approved.
- 2) The Noise assessment is not directed at Condition 1 of the approved application 6/2020/0918/PN11 but instead is directed at 6/2018/2442/PN11, 6/2017/1903/FULL and APP/C1950/W/18/3203353. It therefore considers incorrect criteria.
- 3) The noise data presented does not enable separation of environmental noise covered by BS8233, environmental noise not covered by BS8233 and neighbourhood noise sources. Further it was an unattended survey and is therefore of limited value.
- 4) The noise assessment misrepresents guidance on noise and misses critical guidance.
- 5) The stated “mitigation” fails to identify through appropriate algorithms and or table, as found in BS8233 how it achieves the claimed sound reduction but in any event applies incorrect criteria contrary to the condition requirements.
- 6) There is insufficient detail within the mitigation to consider its appropriateness and in particular does not address constructional methods such as isolation nor the levels with windows open. The information provided does confirm the condition criteria is not met.
- 7) Contrary to its conclusions the report has shown excessive noise will arise internally with windows closed or open.
- 8) The noise assessment fails to address the combined mechanical ventilation noise and sources of noise outside the building.
- 9) Various additional issues arise but as the report does not meet the requirements of the condition and is not properly defined as a sound insulation scheme but merely identifies some properties of certain building elements no further comments are warranted.



Barrier calculations in relation to 20 Black Fan Road

Planning List Week Ending 21st August 2020 follows