

**Chris Carter  
Assistant Director (Planning)**

Reply To: address as below  
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Matthew Evans  
55-57 The Pavement  
Clapham Old Town  
SW4 0JQ

10 November 2022

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Evans,

**Application Reference:** 6/2022/2218/COND

**Proposed development at:** 35-37 Howardsgate Welwyn Garden City AL8 6AP

**Proposal:** Submission of details pursuant of condition 1 (noise), 2 (noise control) and 3 (ventilation) on planning permission 6/2022/0733/FULL

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 1

Condition 1 states:

*“Prior to the installation of any plant or equipment, the applicant shall submit details relating to a scheme to mitigate the noise from new plant and equipment. This scheme shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.*

*The impact of new plant and equipment should be assessed in accordance with BS4142: 2014+A1:2019. When noise sources show signs of tonality, the noise levels shall be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality the noise level shall be 5dB below the background noise level at the nearest receptor location.*

*REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021.”*

Referring to the noise report by Cass Allen Ref: RP01-22382-R0 –the following is

stated within the executive summary of the report:

*“1.5 Compliance with Planning Condition 1 is predicted to be achieved subject to the installation of a 2m high imperforate acoustic barrier (minimum surface density of 10kg/m<sup>2</sup>) to the east of the three AC condenser units at roof level.”*

The acoustic barrier is also shown as part of the appendix to the report.

No such barrier has been granted planning permission as part of application ref: 6/2022/0733/FULL. You will need to submit a planning application for planning permission for this type of acoustic barrier, alongside a noise survey.

Having regard to the above, insufficient information has been submitted to discharge condition 1.

### Condition 2

Condition 2 states:

*“Prior to occupation, the applicant shall submit details relating to a scheme to mitigate noise from amplified music to ensure that there will be no adverse impact to nearby residents. This scheme shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.*

*REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021”.*

Sufficient information has been submitted to agree condition 2. In order to comply with condition 2, this scheme shall be so maintained”.

### Condition 3

Condition 3 states:

*“Prior to occupation, the applicant shall submit details of any air ventilation, extraction and odour control systems. The details submitted must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development and specifically how odour will be controlled. The details shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.*

*REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021”.*

Sufficient information has been submitted to agree condition 3. In order to comply with condition 3, this scheme shall be so maintained”.

Should you require any clarification regarding the contents of this letter, contact me at [s.madyausiku@welhat.gov.uk](mailto:s.madyausiku@welhat.gov.uk) and I can advise you further.

Yours sincerely,

A handwritten signature in black ink that reads "Sarah M". The signature is written in a cursive style with a horizontal line underlining the name.

Mrs Sarah Madyausiku  
Development Management Officer