

**Colin Haigh
Head of Planning**

Reply To: address as below
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Mr B Jones
Ben Jones Architects
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LEWES
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17 July 2019

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

Dear Mr Jones,

Application Reference: 6/2019/1258/COND

Proposed development at: Stonehills House Stonehills Welwyn Garden City AL8 6NH

Proposal: Submission of details pursuant to condition 3 (details of sound insulation and attenuation measures to be undertaken to insulate from traffic noise) on approved planning number 6/2016/0818/MAJ

Thank you for your application requesting approval of the above details reserved by condition 3.

Condition 3 states:

No development shall take place until:

(i) There have been submitted to and approved in writing by the Local Planning Authority, details of sound insulation and attenuation measures to be undertaken to insulate from traffic noise, the development hereby permitted. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and the ventilation standards within Approved Document F of the Building Regulations. The mechanical ventilation system shall provide a ventilation rate of at least the purge rate within Approved Document F (4 air changes per hour) when required to maintain thermal comfort.

(ii) Upon first occupation, the approved sound insulation and attenuation scheme shall be implemented.

(iii) Following implementation of the scheme, a further report detailing the

performance of that scheme shall be submitted within 6 months to the Local Planning Authority following occupation and approved in writing by the Local Planning Authority.

(iv) Should the report submitted under (iii) not be approved, the process from (i) above shall be repeated until a satisfactory level of noise attenuation is achieved.

The development shall not be carried out other than in accordance with the approved scheme.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005.

The sound attenuation measures submitted as part of application 6/2017/1546/COND were sufficient to comply with the requirements of part (i) of condition 3. Part (ii) of condition 3 required that the attenuation measures be installed and implemented upon first occupation of the approved development, and part (iii) requires the submission of a further report detailing the performance of the attenuation measures. Accordingly, condition 3 was only partially discharged on the 29 September 2017.

Now that the building is occupied, you have submitted details which include:

- Appendix A: Window details and performance (dated February 2011).

It is noted that this performance test report was carried out in 2011, before occupation of the building.

- Appendix B: As-Installed Mechanical Ventilation System

Having regard to the above, insufficient information has been submitted to discharge condition 3. This view is shared with our Environmental Health Officer. You are advised that in order to comply with the condition, you should not look at it solely in parts, but as a whole. In this regard, with particular reference to part i) and iv) any report shall be repeated until a satisfactory level of noise attenuation is achieved. You have not clearly demonstrated that the “*scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and the ventilation standards within Approved Document F of the Building Regulations*”.

For your advice, in order to show compliance, we require readings to be taken within the building, showing compliance with the relevant guidance as required by the condition.

Should you require any clarification regarding the contents of this letter, please contact me on the above number and I can advise you further.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Madyausiku', with a long horizontal stroke extending to the right.

Mrs Sarah Madyausiku
Development Management Officer