

Hi Lesley,

A Noise Impact Assessment was first requested on 23/09/2025, and at that time the applicant was given the opportunity to submit the required information. In response, the agent provided non-technical justification to suggest that an NIA was unnecessary. This was accepted based on the information available at that stage.

However, since then, a separate application in the vicinity has identified the potential need for enhanced glazing specifications on elevations facing London Road due to road traffic noise. This new information raises concerns about whether the existing glazing at this site is adequate to ensure acceptable internal noise levels for future occupiers.

Additionally, upon further review of the current proposal, there is insufficient evidence regarding the sound insulation performance of the existing concrete separating floor between the commercial ground floor and the proposed residential accommodation above. For residential use above commercial premises, the separating floor is expected to achieve a minimum performance at least +5 dB above Building Regulations standards, to provide appropriate protection against noise transfer from the commercial use below.

Given the above, a Noise Impact Assessment is now required. This assessment must:

- Quantify the external noise environment, including road traffic and commercial noise sources.
- Confirm the acoustic performance of existing building elements, including glazing and the separating floor.
- Demonstrate compliance with BS 8233:2014 for internal residential noise levels and BS 4142:2014 for commercial noise sources.
- Demonstrate that the concrete floor between the ground floor commercial use and all proposed first floor residential units achieves a minimum performance of 53 DnT,w + Ctr.

If the assessment demonstrates that the existing arrangements do not provide adequate sound insulation, a detailed noise mitigation scheme must be submitted to and approved by the Local Planning Authority to ensure protection of residential amenity.

With respect to the above, and in recognition of the agent's concerns regarding proportionality and timing, Environmental Health would accept the use of a pre-commencement condition. This would require the submission of a full Noise Impact Assessment and, where necessary, an accompanying noise mitigation scheme for approval prior to the commencement of development. This approach provides

flexibility for the applicant while still ensuring that adequate acoustic protection for future occupiers is fully demonstrated and secured before any works progress.

Recommended conditions

Noise mitigation scheme

No development shall commence until a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably qualified acoustic consultant and shall have regard to relevant guidance including, but not limited to, ProPG: Planning & Noise (2017), BS 4142:2014+A1:2019, BS 8233:2014, and ANC AVO Guidance (2020).

The assessment shall:

1. Measure and assess the external noise climate, including road traffic noise on London Road and any commercial noise sources in the vicinity.
2. Assess whether the existing glazing, façade construction and ventilation arrangements provide sufficient sound insulation to achieve the following internal noise levels within completed residential rooms, with windows closed and with suitable means of alternative ventilation provided
 - 35 dB LAeq,16hr (07:00–23:00) in living rooms and bedrooms
 - 30 dB LAeq,8hr (23:00–07:00) in bedrooms
 - 45 dB LAmax,F not exceeded more than 10 times per night (23:00–07:00) in bedrooms
3. Assess the separating floor between the ground-floor commercial use and all first-floor residential units, and determine whether it achieves a minimum performance of 53 DnT,w + Ctr.

Where the approved assessment identifies that any existing building elements or ventilation arrangements are insufficient to meet the above criteria, a Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved Noise Mitigation Scheme shall be implemented in full prior to first occupation of the residential units and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To protect the amenity and living conditions of future occupants of the residential units.

Noise validation testing

A noise validation report, prepared by a suitably qualified acoustic consultant, demonstrating full compliance with the internal noise criteria set out in Condition [X], shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling. The assessment shall be carried out with windows closed and the approved mechanical ventilation system operating. Where compliance is not achieved, additional noise mitigation measures shall be installed and further testing undertaken until the required standards are met. All approved noise mitigation measures shall thereafter be retained, maintained and operated for the lifetime of the development.

Reason: to protect the amenity of future occupiers of the residential units

Kind regards,

Craig Milligan

Environmental Health Officer

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