

Planning Application Reference: APP/26/00150

Description: Retention of one class E commercial unit at ground floor level and change of use of the remainder of the building to a 12-bedroom (16-person) house in multiple occupation (Sui Generis), including part ground and first floor rear extensions and construction of a mansard roof extension at 79-79A London Road Waterloo

Location: 79 London Road, Waterloo, PO7 7EL

Environmental Health (pollution) has no objection in principle to the above proposals, subject to conditioning of the following matters.

The development building is adjacent to London Road; there is therefore potential for adverse noise impacts resulting from road traffic noise unless suitable noise mitigation measures are implemented.

It is noted that development of 81 London Road has recently been approved, with acoustic glazing and alternative means of ventilation required to protect future residents from road traffic noise.

The determinant noise factor was LAFmax noise incidents. As this part of London Road is for buses only, there is strong likelihood that noise incidents through the night are resultant from buses passing by.

The survey for 81 London Road was over 24 hours, which may be representative of the environment providing there is no variation to the bus service where there are more buses on other nights.

Due to Lmax incidents being the determining factor, it is necessary to ensure that the logging interval is appropriate to capture short term noise events, to avoid potential impacts to amenity, as identified in WHO guidance.

The area is mixed use including commercial premises, the applicant must therefore demonstrate that future residents shall not be exposed to adverse noise impacts from commercial noise sources.

Due to the ongoing commercial use at ground floor, partitioning elements between commercial and residential use should provide adequate sound insulation to protect from commercial activities.

The following conditions are recommended.

Noise Impact Assessment

No development shall take place until a Noise Impact Assessment (NIA), accompanied by a statement of the acoustic design measures to be incorporated in the development (an "Acoustic Design Statement"), has been submitted to and approved in writing by the Local Planning Authority.

The NIA and Acoustic Design Statement shall:

- 1) Demonstrate, through assessment and design details, that the development will achieve the following internal and external noise criteria in accordance with BS

8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings', while maintaining compliance with Approved Document F (Ventilation) and Approved Document O (Overheating) of the Building Regulations:

a) Living rooms (daytime, 07:00-23:00): ≤ 35 dB LAeq,16hr

b) Bedrooms (night-time, 23:00-07:00): ≤ 30 dB LAeq,8hr

c) Bedrooms (night-time, 23:00-07:00): ≤ 45 dB LAFmax not to be exceeded more than 10 times per night

For the purposes of assessing compliance with the L_{Amax,F} criterion, the Noise Impact Assessment shall demonstrate that maximum noise levels are derived from measurements capable of capturing discrete noise events, with logging intervals no greater than 5 seconds.

d) External amenity areas (daytime, 07:00–23:00): - ≤ 50 dB LAeq,16hr as a desirable guideline value; and - ≤ 55 dB LAeq,16hr as an upper guideline value where 50 dB cannot reasonably be achieved through proportionate mitigation.

2) Set out the acoustic design measures adopted in order of priority, having regard to the good acoustic design principles in ProPG: Planning & Noise (2017), including consideration of internal room arrangement, façade design, ventilation/overheating strategy, and, where necessary, external screening.

3) Where the development is exposed to noise from commercial or industrial sources, demonstrate through assessment and design details that such noise will not result in adverse impact on future occupiers, having regard to the principles and assessment methodology set out in BS 4142:2014+A1:2019

The approved scheme shall be implemented in full prior to the first occupation of the relevant dwellings and shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of residential amenity

Sound insulation testing

No dwelling units shall be occupied until an internal sound insulation test report has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, through on-site pre-completion acoustic testing, that the separating floor/ceiling and wall construction between the commercial and adjacent residential areas shall achieve a minimum airborne sound insulation performance of 50 dB DnT,w + Ctr.

The approved dwelling shall not be occupied until the Local Planning Authority has confirmed in writing that the details submitted demonstrate compliance with the above standard. The sound insulation measures shall thereafter be permanently retained.

Reason: To protect the amenity of future occupiers

Noise validation testing

Prior to first occupation of any dwelling unit, a noise validation report demonstrating compliance of the dwelling units with the following noise criteria shall be submitted to, and approved in writing by, the Local Planning Authority:

i. Bedrooms (23:00–07:00): $L_{Aeq,8hr} \leq 30$ dB

ii. Bedrooms (23:00–07:00): $L_{AFmax} \leq 45$ dB, not exceeded more than 10 times per night

For the purposes of assessing compliance with the $L_{Amax,F}$ criterion, the noise validation report shall demonstrate that maximum noise levels are derived from measurements capable of capturing discrete noise events, with logging intervals no greater than 5 seconds

iii. Living rooms and bedrooms (07:00–23:00): $L_{Aeq,16hr} \leq 35$ dB

iv. Private amenity spaces (07:00–23:00): $L_{Aeq,16hr} \leq 55$ dB

Internal noise levels shall be assessed with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running).

Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of future residents

Construction Hours

Construction works (including refurbishments) of the development, including deliveries, shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Kind regards,