From: Claire Braybrook <Claire.Braybrook@huntingdonshire.gov.uk>
Sent: 19 November 2026 13:53:33 UTC+00:00
To: "Charlotte Dew" <Charlotte.Dew@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: RE: 26/01962/FUL - 7 Crown Street St Ives
Categories: Colette

OFFICIAL

Hi Charlotte,

Proposal: Change of use and conversion of the existing commercial and office building and garage to provide 5 residential dwellings, retention of a ground floor retail unit (Class E(a)) and associated works and alterations
Location: 7 Crown Street St Ives PE27 5EB
Planning Ref: 26/01962/FUL
EH Ref: 440492

I write further to my previous comments dated 13/11/2026, our discussion and my site visit this morning.

As the property subject to the application is a listed building, I am concerned that the windows may provide a lower level of acoustic attenuation than would normally be expected in a residential development. This increases the potential for noise from external plant serving neighbouring commercial premises to adversely affect the amenity of future occupants.

The operation of the fish and chip shop at 6 Crown Street is restricted by planning permission 1200585FUL to the hours of 07:00 to 23:00, and therefore I have limited concerns regarding noise from this premises. However, the takeaway at 8 Crown Street does not appear to be subject to any operating restrictions. Based on the information available and from my site visit, it appears to trade until midnight on most days and until 03:00 at weekends. If the plant or extraction equipment on the roof serves this premises and operates during these hours, there is potential for a significant adverse impact on the occupiers of proposed Apartment A, as both the living room and bedroom windows overlook this roof area where the plant is currently located.

In the absence of further information demonstrating that noise associated with the takeaway opposite would not result in an adverse impact on the proposed residential accommodation, Environmental Health is unable to support the application. If future residents complain about nuisance and a statutory nuisance is found to exist an abatement notice will be served requiring the takeaway to reduce the impact. This could lead to financial and/or operational burdens on the existing business.

With regard to the proposed commercial unit beneath the residential accommodation, I have no objection to the proposed Class E(a) use. However, concern remains regarding the potential impact of future changes of use that may be permitted under permitted development rights. Certain uses could give rise to adverse impacts on the proposed residential occupiers above and to the rear of this if they are not adequately assessed. For example, a future restaurant use may require external extraction or air-conditioning plant, the location and operation of which would need to be assessed to ensure that noise and odour impacts remain acceptable to new residents.

As discussed, Environmental Health would therefore recommend the use of appropriately worded planning conditions. These could either:

Restrict the hours of operation of the ground floor commercial unit and prohibit the installation of external plant; or
Require planning permission to be obtained for any future change of use to specified uses where there is potential for noise, vibration or odour impacts, thereby enabling the implications to be fully assessed before implementation.

This would help ensure that the residential amenity of future occupants is adequately protected whilst maintaining the flexibility of the commercial unit.

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

Claire.

Huntingdonshire DISTRICT COUNCIL

Claire Braybrook
Environmental Health Officer (Public Protection - Environmental Health) MCIEH, CEnvH, Dip (IoA)

Phone 01480 388 284
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CEnvH
Chartered Environmental Health Practitioner

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made on a without prejudice basis.

OFFICIAL

From: Claire Braybrook
Sent: 13 November 2026 16:29
To: Charlotte Dew <Charlotte.Dew@huntingdonshire.gov.uk>
Cc: DMAdmin <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 26/01962/FUL - 7 Crown Street St Ives

Hi Charlotte,

Proposal: Change of use and conversion of the existing commercial and office building and garage to provide 5 residential dwellings, retention of a ground floor retail unit (Class E(a)) and associated works and alterations
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I do have some concerns regarding the above application, primarily in relation to Apartment A.

Having reviewed the mapping system, it appears that the properties opposite are both takeaway premises. Google Street View imagery also suggests that there is plant equipment located on the roof which appears to be approximately in line with the proposed bedroom and living room windows of Apartment A.

My initial investigation indicates that 6 Crown Street (fish and chip shop) is covered by planning permission restricting operating hours to 07:00 to 23:00 daily.

In respect of 8 Crown Street (Hot and Spicy), I have been unable to identify any relevant planning permission. However, online information suggests opening hours extend until almost midnight on most evenings and until 02:30 on Friday and Saturday nights.

From your site visit, please can you confirm if this is correct? If there is plant operating in such close proximity to the proposed residential accommodation, particularly over extended operating hours, we may require further information to demonstrate that noise levels would be acceptable for future residents.

I am also concerned about the proposed commercial unit on the ground floor and the potential impact this could have on residential amenity above. A use within Class E(a) would not be expected to give rise to significant concerns. However, uses such as a those requiring a commercial kitchen or a taxi office could introduce noise from associated plant and equipment.

Would a change to these types of uses require planning permission? If not, is there any mechanism, such as a planning condition, which could restrict the range of permitted uses and ensure that any potentially noise-generating activities can be appropriately assessed before occupation?

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

Claire.

Claire Braybrook
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