[redacted]

From: Aaron Morley
Sent: 04 November 2024 09:46
To: DMAdmin; Olivia Manton
Subject: RE: Planning consultation notification 24/01855/P3JPA

Hi Olivia

Planning Ref: 24/01855/P3JPA
Env Health Ref: 400462

11 High Street St Neots PE19 1BU
Proposed change of use to create 3 no. flats (including retention of retail space)

This proposal is to convert existing offices and retail storage on the first and second floor into three residential units with two bedrooms facing towards the busy High Street. The main noise source would be the vehicles on the High Street. A secondary source may be people leaving the Coach House during the night-time hours. Is road noise something we can request mitigation for with this type of application? If not, then the secondary glazing proposed by the developer would be effective for the relatively short duration during the night-time hours when the pub might be noisy, but this would mean closing the windows.

Where windows have to be closed all of the time to prevent excessive road noise, the units are at risk of overheating because the main living rooms and bedrooms are facing towards the south.

Therefore, if you are minded to grant permission to this proposal, I recommend you set the following condition.

Condition example:
Prior to the occupation of this development, a Noise Impact Assessment shall be submitted to and approved by the LPA. The Noise Impact Assessment shall be produced by a competent person, to demonstrate that the layout, design and any mitigation measures will ensure that internal sound levels with windows open shall not exceed 35dB L_{Aeq} 07:00-23:00 in any habitable room or 30dB L_{Aeq} 23:00-07:00 and 45dB L_{Amax} 23:00-07:00 inside any bedroom.

Where it has not been possible to achieve the aforementioned indoor sound levels with windows open and with any mitigation measures, the development shall not be occupied until a detailed Ventilation Scheme has been submitted to and approved by the LPA. The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for each habitable room affected by noise without undermining the aforementioned sound limits. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room. The approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be retained in perpetuity.

Best regards,
Aaron

Huntingdonshire DISTRICT COUNCIL

Aaron Morley BSc(Hons) MSc(EngGeol) MSc(EnvHealth) PGDip(Acous) FGS MCIEH CEnvH REnvH AFPH

Environmental Protection Officer
Phone [redacted]
Mobile [redacted]

CEnvH Chartered Environmental Health Practitioner
Certified Carbon Literate

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 18 October 2024 10:34
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 24/01855/P3JPA

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Prior Approval (Office to Dwellings).

Proposal: Proposed change of use to create 3 no. flats (including retention of retail space)

Site address: 11 High Street St Neots PE19 1BU

Reference: 24/01855/P3JPA

Huntingdonshire DC Development Management