

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Henry Thomas	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 30 th June 2024
Our Ref: 6281/25	Your : 25/01333/FP Ref:
Subject: Noise and other nuisances, AQ and CL Full Planning Permission: Change of use of former first floor office into residential, including internal alterations to form first floor residential unit and to facilitate relocation of retail ancillary space to ground floor. Demolition of external stair enclosure and reinstate external wall on original alignment. Replacement windows. New external doors. 27 - 29 Whitehorse Street, Baldock, Hertfordshire, SG7 6QF	

Comments:

Thank you for consulting Environmental Protection on this application. I can respond as follows.

Noise:

The windows to be installed have been previously agreed in some form by the LBC 24/00202. Further on the drawings submitted for this application, the plans indicate that there will be 'acoustic sash windows to the façade facing Whitehorse Street. I can see no further information in this regard, however, I have no objections on this matter given the circumstances.

Contaminated Land:

I cannot see any information in relation to land contamination. Given the proposals I do not have any objections in this regard. However, recommend the following condition is placed on any decision notice should you be minded to grant approval.

In the event that contamination is found at any time when undertaking the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Regards

Alan Stone