

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Henry Thomas	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 19 th December 2025
Our Ref: 6497/25	Your : 25/02204/FP Ref:
Subject: Noise and other nuisances, AQ and CL Full Planning Permission: Redevelopment of site to provide 9 no. dwellings following demolition of existing buildings, to include access, parking, and landscaping. Unit 1, Deans Yard, South Road, Baldock, Hertfordshire, SG7 6BZ	

Comments:

Thank you for re-consulting Environmental Protection on this application.

My previous comments for local air quality and land contamination remain valid.

I have reviewed the submitted noise assessment and can respond as follows:

The noise report concludes that noise mitigation measures will be required to ensure that the future occupiers are protected against noise and stipulates a range of options to achieve this so that noise levels can be achieved and sufficient ventilation without the need to open windows. The NPPF (Paragraph 009 ID: 30-009-20190722) states that:

'It can be helpful for developers to provide information to prospective purchasers or occupants about mitigation measures that have been put in place, to raise awareness and reduce the risk of post-purchase/occupancy complaints.'

And I would be looking for this to happen in this instance to ensure that any buyers are aware. Should this be acceptable to the developer (I have verbally relayed this to the Agent Andrew Ayles by telephone this afternoon) and we are advised how this will happen, then we could use a condition to secure the mitigation. I have drafted a condition to achieve this below for your consideration.

No development shall take place until a scheme for protecting the proposed dwellings from noise has been submitted to and approved in writing by the local planning authority. The scheme shall be based on the recommendations identified in the Ned Johnson Acoustic Consultants report (Ref: 452526) dated 19th November 2025. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details and it shall be retained in accordance with those details thereafter.

Regards
Alan Stone