

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Melissa Tyler	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 20 th December 2024
Our Ref: 6077/24	Your : 24/02500/FP Ref:
Subject: Full Planning Permission: Change of use to form two retail units (class E) and six one-bed and one 2-bed flats including alterations to fenestration. 23 High Street, Royston, Hertfordshire, SG8 9AB	

Comments:

Thank you for consulting Environmental Protection on this application.

I have no objections to the proposals but make the following comments.

Contaminated Land:

The Environmental Protection and Housing Team have no objections to the proposed development in relation to land contamination.

Noise:

The Environmental Protection and Housing Team have no objections to the proposals in relation to noise and other nuisances. However, there is a concern in relation to noise from the class E use on the ground floor potentially affecting any future residential occupants. I note that the plans indicate a concrete floor to the ground floor (above the basement) which should be adequate. Additionally, the plans refer to a suspended ceiling to the ground floor 'retail' use. However, there is little further information that I can see.

The application form states that the use class will be E(a) – Display /Sale of goods other than hot food and that the hours of opening are relevant to this proposal, although no hours are suggested on the form. To this end, and not knowing the performance of the ceilings/floors in terms of noise transmission, I think it would be prudent to limit the class use to retail or office (i.e. not restaurant or café) and perhaps limit the hours also (perhaps 8am to 6/7/8pm?)

Local Air Quality:

No comment.

If you have any queries regarding this, then please do not hesitate to contact me.

Regards

Alan Stone