

NORTH HERTS COUNCIL
MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 26 th August 2025
Our Ref: 6305/25	Your : 25/01412/FP Ref:
Subject: Noise and other nuisances, AQ and CL Full Planning Permission: Erection of five apartments, five town houses and two commercial units including parking, landscaping and alterations to access following demolition of existing commercial building and infrastructure. 18 - 19 Bancroft, Hitchin, Hertfordshire, SG5 1JQ	

Comments:

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

I have previously commented and made no objection on noise. However, I would like to update my comments as I have looked further at the application. The noise assessment submitted covers road noise in the vicinity and proposed plant noise for which limits have been set. I am satisfied with these elements.

However, the existing extract system serving the adjacent premises (Craft and Cleaver) appears to discharge at the 3rd floor height level which has the potential to cause odour and noise (including vibration) issues to the proposed bedroom and balcony/terrace to the rear. Due to the additional floor being added, this means the exit point is at window height. This extract system appears to be attached to the existing building and so will need addressing in any event due to the proposed demolition of the current building. This will offer a good opportunity to address this matter.

The existing extract does not form part of the noise assessment and, as it serves a food premises kitchen, impacts from odour also need to be considered. If you are minded to approve this application then I would need to see this information. If you are minded to refuse the application and this information is not forthcoming in the interim, then I would object as there is insufficient information to be sure that this matter has been adequately addressed.

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

Regards
Alan Stone