

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Melissa Tyler	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 14 th November 2025
Our Ref: 6452/25	Your : 25/02689/PNMA Ref:
Subject: Prior Approval Class MA - Comm to Resi: Change of use from office (Use Class E) to residential (Use Class C3) to provide 27no. dwellings. Pease House, Tilehouse Street, Hitchin, Hertfordshire, SG5 2DX	

Comments:

Thank you for consulting Environmental Protection on this application.

I have no objections to the proposals. However, I make the following comments.

Noise:

The application is supported by a noise assessment which concludes that although only noise from commercial sources is required to be assessed under such a prior approval, it has recommended mitigation against traffic noise. Given this, I recommend that a condition requiring the development to be undertaken in accordance with the submitted details is considered prudent.

Land Contamination:

The application is supported by a phase 1 land contamination report. This report concludes that there are no suspected significant contamination issues.

Based on the submitted information I have no objections to this but recommend that the following condition is placed on any decision notice should you be minded to grant approval.

Any contamination that is found during the course of construction of the development permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Regards
Alan Stone