

Ref: PJB10026/24150 [Rev. 1](#)

Date: 19 August 2026



Luke Davis
Wheatley Group Developments Limited
Wheatley House
Dunhams Lane
Letchworth
SG6 1BE

Dear Luke

**25/01871/FP GLEBE ROAD INDUSTRIAL ESTATE, LETCHWORTH - PLANNING CONDITION 10 -
FURTHER COMMENTS ON SCHEME OF NOISE PROTECTION - [UPDATED SCHEME](#)**

[All amendments to the previous version of this letter are shown in blue text.](#)

As you know, Spectrum prepared a letter setting out the individual measures to be implemented at the above development toward satisfying the requirements of Condition 10. That letter (PJB9984/24150, dated 28/4/2026) was submitted to the Local Planning Authority, North Herts District Council, to discharge Planning Condition 10. On 15 June, you received correspondence from the LPA saying:

The following has come from the EH officer:

The acoustic strategy proposed in the submitted information does not match the recommendations in the original report. The original report states that noise levels affecting plots 1, 2 and 3 are adverse and it was suggested that MVHR was installed to these plots, something that Wheatley Homes had agreed to. There is no mention of this in the acoustic strategy. Additionally, I would expect to see acoustic trickle vents on the windows also (facing the commercial areas to the south and east).

Can we obtain an updated report reflecting the original proposals?

This letter provides further information describing the rationale behind the submitted strategy.

[Rev.1 of this letter includes an update to the proposed scheme, following a telephone conversation with Alan Stone, Environmental Health Officer at NHDC on 3 August. Mr Stone expressed disappointment that the scheme of noise control recommended in the Noise Impact Assessment prepared in July, 2025 \(the Spectrum NIA\) did not form part of the proposals submitted to discharge the requirements of Condition 10, specifically in relation to the provision of MVHR ventilation for Plots 1, 2 and 3. Mr Stone indicated that he considered the minimum acceptable mitigation measure would be acoustic trickle vents.](#)

[Subsequently, Spectrum discussed these objections with Wheatley Homes and they have agreed to improve the scheme of mitigation to include acoustic trickle vents to the affected dwellings.](#)

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1. CONTENTS OF THE APRIL LETTER (SCHEME OF NOISE PROTECTION)

The April letter set out the requirements of the planning condition, which are:

10. *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. 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.*

It then described the surrounding noise environment, the development proposals and referenced the Spectrum NIA.

It summarised the relevant guidance and standards and repeated the predictions for indoor noise level in the Spectrum NIA. It set out the acoustic specification for the building façade elements required to meet these indoor noise levels as well as descriptions of the building products that would achieve them.

Finally, it described the predicted private amenity area noise levels and the specifications of the site boundary barrier to provide this.

All of the predicted noise levels were substantially within the guideline levels set out in the Spectrum NIA.

2. REQUIREMENTS OF THE PLANNING CONDITION

Planning Condition 10 for this development does not specify numerical noise levels to be achieved, specific guidance or standards to be followed and is not prescriptive about the types of measures it requires to discharge the condition. It does not refer to the Spectrum NIA nor the noise mitigation measures described in that report.

Accordingly, Wheatley Homes took the opportunity to review what was acoustically acceptable as well as what was suitable for the development overall. It considered that achieving acceptable indoor noise levels and garden amenity area noise levels, in accordance with BS8233, would provide appropriate acoustic conditions for residents.

3. INDOOR NOISE LEVELS

The Spectrum NIA provided generic information regarding the window and trickle vent type. Firm product proposals have now been identified for these elements, which are:

Windows: uPVC windows with 4mm glass, 20mm argon filled cavity and 4mm glass. These units achieve R_w 33 dB, R_w+C_{tr} 28 dB.

~~Trickle Vents: 4000 Glazpart Link Vent. These units achieve $D_{n,e,w}$ 33 dB, $D_{n,e,w}+C_{tr}$ 32 dB.~~

Acoustic Trickle Vents: Greenwood 5000EA AW.AC1. These units achieve $D_{n,e,w}$ 39 dB, $D_{n,e,w}+C_{tr}$ 37 dB.

Manufacturer's product data for the acoustic trickle vent is shown as Attachment 1. Using this updated design information, predicted internal noise levels with vents open and windows closed are as shown below. Note that predicted daytime levels include components of both industrial noise and road traffic noise.

Location	Criterion 07:00 to 23:00	Predicted level (Margin of Compliance)	Criterion 23:00 to 07:00	Predicted level (Margin of Compliance)
Living room	35 dB $L_{Aeq,16hr}$	23 dB (12 dB)	-	-
Bedroom	-	24 dB (11 dB)	30 dB $L_{Aeq,8hr}$	19 dB (11 dB)
	-	-	45 dB $L_{AFmax,typ}$	35 dB (10 dB)

Table 1: Predicted margin of compliance for habitable rooms as recommended in BS8233:2014

These predicted levels comply with the noise guidelines by a very significant margin.

It needs to be emphasised that analysis in the Spectrum NIA showed that the only residential receptor locations subject to an *adverse noise impact* were south-facing habitable rooms windows at first floor level and above in Plots 1, 2 and 3. Ground floor locations were substantially acoustically screened by the site boundary noise barrier (described in the April submission - PJB9984/24150). Further, Bedroom 3 of these plots has the only habitable room window that faces south toward the industrial noise sources. The habitable room windows for Bedrooms 1 and 2 face north, toward Glebe Road, so are significantly screened by the building itself.

Attachment 2 of this letter includes the approved layout for the dwellings.

Therefore, for windows vents other than Bedroom 3 in Plots 1,2 and 3 and for all window vents in the other plots, the window and ventilator specification would remain:

Windows: uPVC windows with 4mm glass, 20mm argon filled cavity and 4mm glass. These units achieve R_w 33 dB, R_w+C_{tr} 28 dB.
Trickle Vents: 4000 Glazpart Link Vent. These units achieve $D_{n,e,w}$ 33 dB, $D_{n,e,w}+C_{tr}$ 32 dB.

Manufacturer's product data for this vent unit is shown as Attachment 3.

4. USE OF MVHR

Wheatley Homes have identified a number of downsides to the installation of MVHR, as described below.

4.1 Number of rooms affected

Attachment 2 includes the floor layouts and elevations of the proposed development. Further, the Spectrum NIA shows that there is only one habitable room window in Plots 1, 2 and 3 that have an adverse impact from industrial noise, according to the BS4142 assessment. The other bedroom windows face toward Glebe Road and the living room windows are substantially protected from industrial noise by the screening of the site boundary noise barrier.

If MVHR were to be installed, it would have to serve the whole dwelling, requiring ducting across three floors and a substantial-sized MVHR unit. This was considered out of proportion to the scale of the problem.

4.2 Cost and Maintenance

The size of the unit, the complexity of the installation and adapting standard house patterns to suit are a significant cost. In addition, there would be regular maintenance cost for residents, to replace filters and maintain fans.

This cost was not viewed as proportionate, given the good levels of indoor noise levels.

4.3 Other considerations

Wheatley Homes consider that statutory requirements such as Approved Documents F and O (Ventilation and Overheating, respectively) of the Building Regulations can be met without the use of MVHR.

5. SUMMARY

Wheatley Homes recognise that the scheme of protection from noise that is proposed to discharge this condition is different to that included within the Spectrum NIA. [It is important to note](#) that:

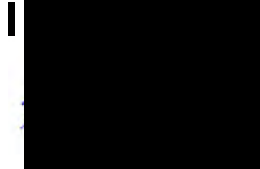
- There was no explicit or implicit requirement in the wording of Condition 10 to use MVHR
- Wholly acceptable indoor noise levels are achieved with the proposed scheme
- Acoustic trickle vents are not necessary to achieve these indoor noise levels
- There are practical and cost difficulties associated with the use of MVHR
- The scheme is acceptable in other respects

[Notwithstanding this, Wheatley Homes are prepared to uprate the acoustic performance of the ventilators for the habitable rooms that are adversely affected by industrial noise. The location and type of acoustic trickle vent now proposed are as described in this letter.](#)

The proposed scheme is considered to provide acceptable acoustic conditions for residents.

At this stage, I would recommend that this note, along with Spectrum's April letter, be provided to the planning authority toward discharging the requirements of this condition. If you have any questions or want to discuss, please get in touch.

Yours sincerely

A black rectangular redaction box covering the signature of Phill Banks.

Phill Banks
Principal Consultant

2500EA / 5000EA

Acoustic window ventilator

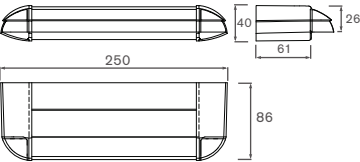


Physical specification

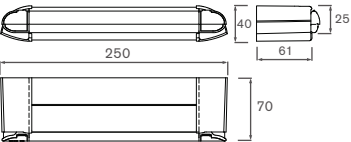
All measurements in millimetres unless otherwise indicated

Materials: Aluminium Alloy

2500EA Acoustic



External



Internal

2500EA Acoustic slot size

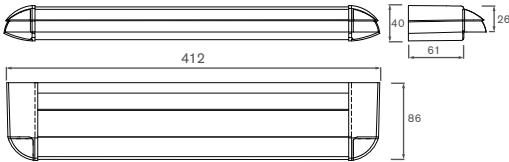
Height: 13mm

Length
192mm

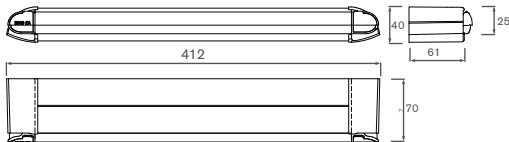
Installation

1. Prepare the window frame with the correct slot sizes.
2. Use the self tapping screws to install the acoustic parts.
3. Use standard pyramid vent screws to install the canopy and vent.

5000EA Acoustic



External



Internal

5000EA Acoustic slot size

Height: 13mm

Length	Central gap	Length
172mm	10mm	172mm

The best of both worlds... achieves Building Regulations' EA requirements along with fantastic acoustic performances up to 45dB(A)

Features and benefits

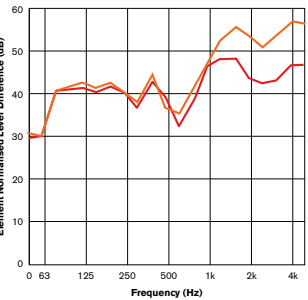
- Smallest acoustic window vents providing 2500mm² or 5000mm² equivalent area ventilation on the market
- Achieves the best acoustic performance for window ventilators available within the UK – up to 45dB(A)
- A simple, yet adaptable, solution to meet required specification/ Building Regulation requirements incorporating both high levels of equivalent area ventilation and acoustic noise reduction
- Modularity of acoustic sets provides flexibility for installation and acoustic performance
- Aesthetically pleasing design which is easy to open and control by the homeowner
- Excellent airtightness performance with upward air deflection to reduce the risk of draughts
- May require add on section in some window installations

Sets comprise of:

- 1 EA vent + 1 external acoustic module** – providing noise reduction with discreet internal aesthetics.
- 1 EA vent + 2 acoustic modules** (for internal and external install) – providing maximum noise reduction.

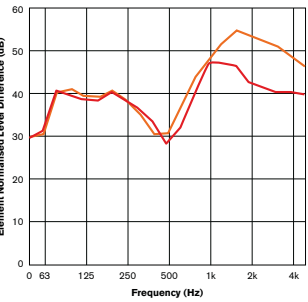
Performance

2500EA acoustic performance



Key
2500EAW.AC1 2500EAW.AC2

5000EA acoustic performance



Key
5000EAW.AC1 5000EAW.AC2

Models, control options and key data

Product code	Description	Controls	Acoustic performance			Equivalent area mm ²	Colour
			Dn,e,w	Dn,e,w (C)	Dn,e,w (Ctr)		
2500EAW.AC1 *	Vent + 1 Acoustic External Module	Front	42dB(A)	41dB	40dB	2670	White
2500EAW.AC2 *	Vent + 2 Acoustic Modules	Front	45dB(A)	43dB	42dB	2670	White
5000EAW.AC1 *	Vent + 1 Acoustic External Module	Front	39dB(A)	38dB	37dB	5350	White
5000EAW.AC2 *	Vent + 2 Acoustic Modules	Front	42dB(A)	40dB	38dB	5350	White

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NOTES

0 10 20



Proposed Location Plan
1:1250 scale



Proposed Site and Roof Plan
1:200 scale

FOR DISCUSSION

PENTANGLE

D E S I G N G R O U P

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TEL(01462) 431133 E:PDG@PENTANGLEDESIGN.CO.UK

JOB TITLE
Proposed Residential Development
at Glebe Road Industrial Estate,
Letchworth Garden City

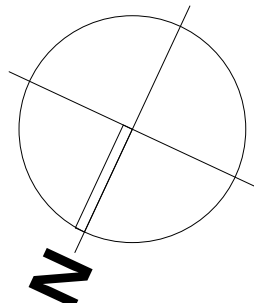
DRAWING TITLE
Proposed Site Plan and Location Plan

SCALE	DRAWING NUMBER	REVISION
1:200	40	A
DATE		
Oct '24		
Sheet	A2	
JOB NUMBER	3879	

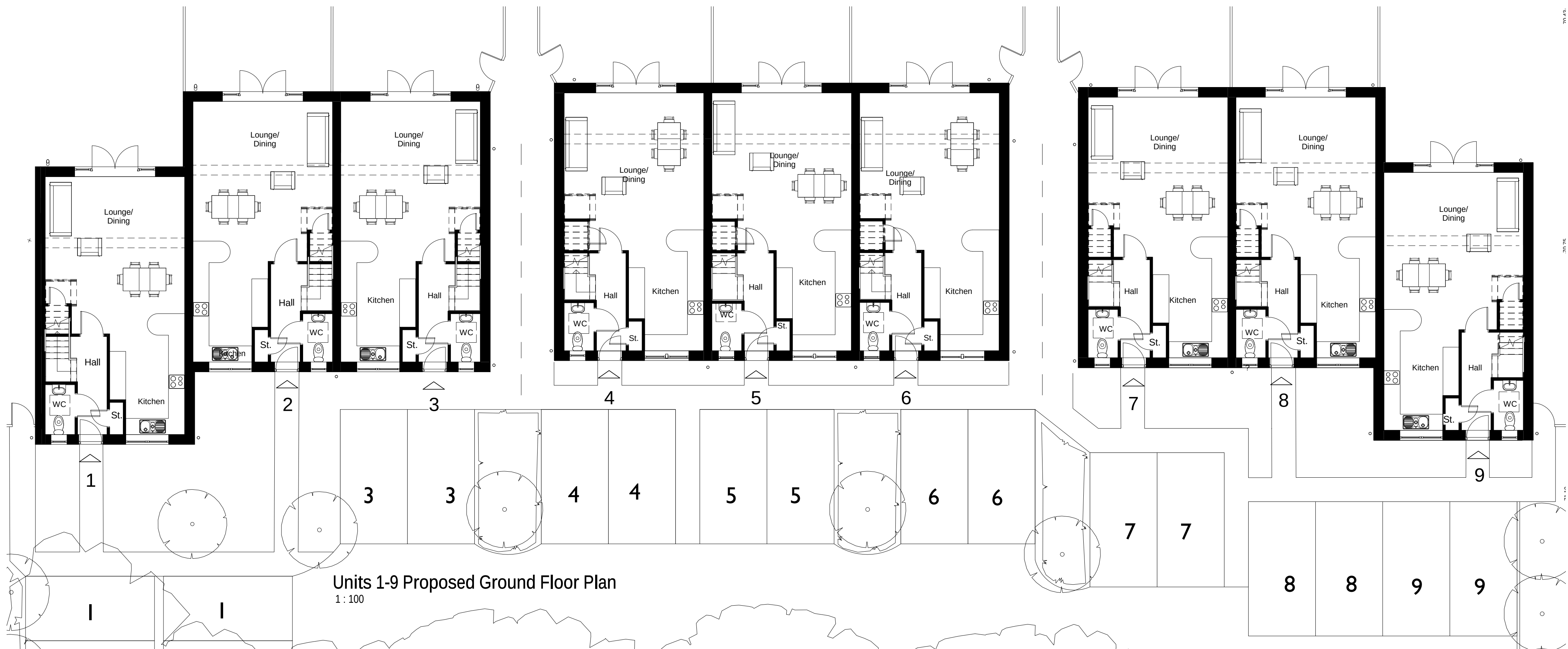
ARCHITECTS & INTERIOR DESIGNER

NOTES

0 5 10 m



Units 1-9 Front Elevations
1:100



Units 1-9 Proposed Ground Floor Plan
1:100

PRE-APP

PENTANGLE

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JOB TITLE

Proposed Residential Development
at Glebe Road Industrial Estate

for

DRAWING TITLE

Units 1-9 Ground Floor Plan and Front Elevation

SCALE

1:100

DATE Oct '24

SHT SIZE

JOB NUMBER

3879

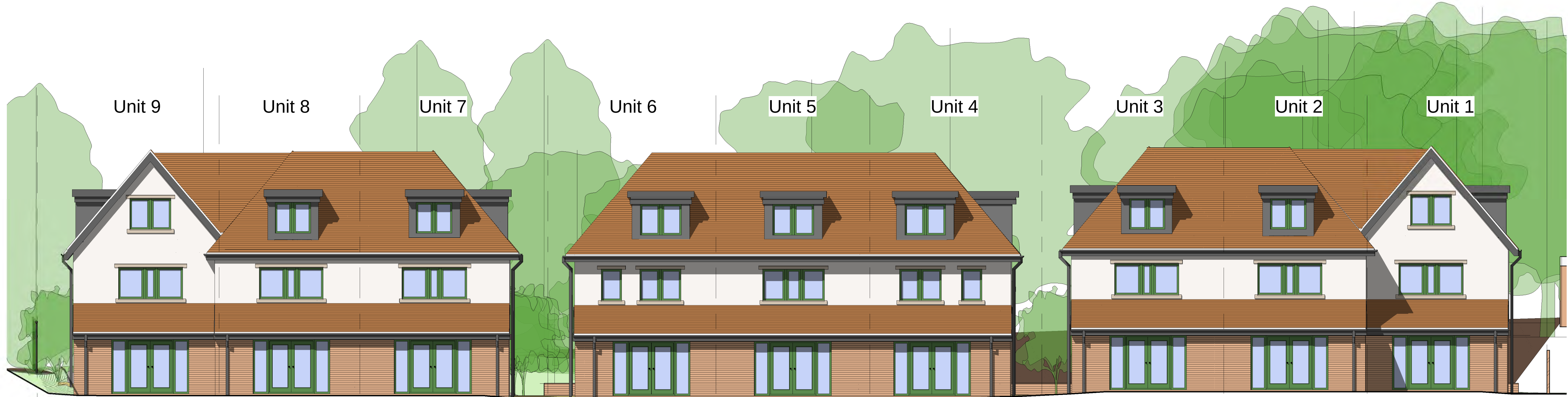
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REVISION

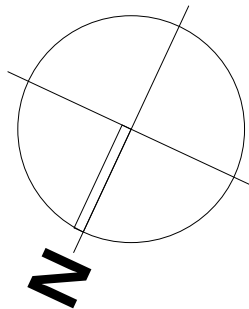
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ARCHITECTS AND INTERIOR DESIGNERS



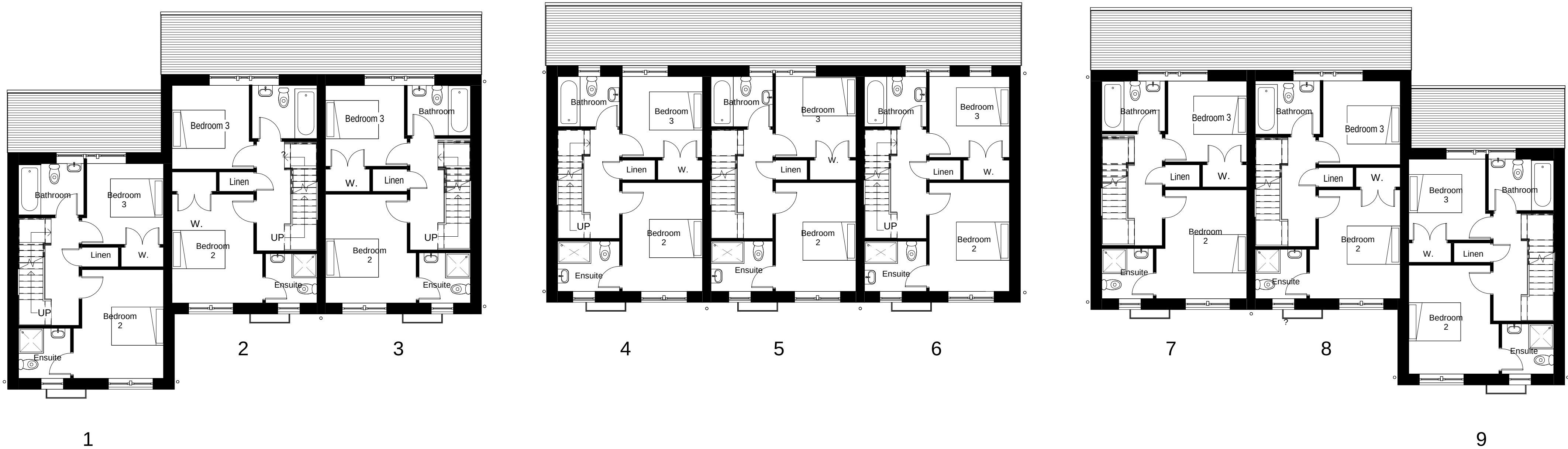
Units 1-9 Rear Elevations
1 : 100

0 5 10 m



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NOTES



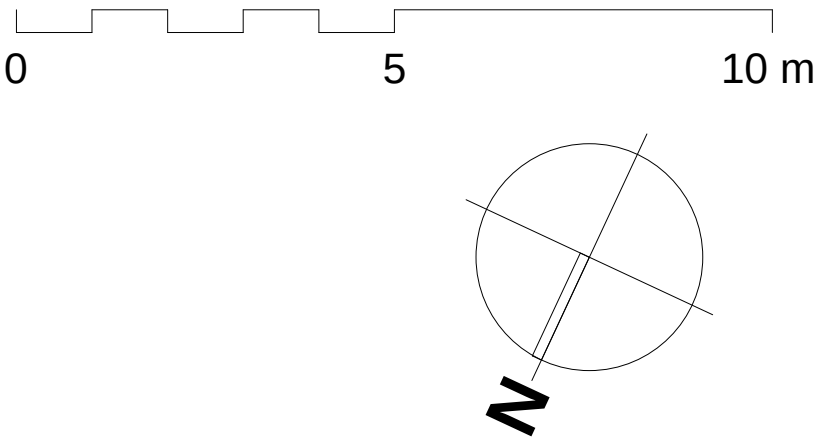
Units 1-9 Proposed First Floor Plan
1 : 100

PRE-APP
PENTANGLE
DESIGN GROUP
SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW
T:01462 431133 E:pdg@pentangledesign.co.uk

JOB TITLE
Proposed Residential Development
at Glebe Road Industrial Estate
for
DRAWING TITLE
Units 1-9 First Floor Plan and Rear Elevation

SCALE 1 : 100	DRAWING NUMBER 42	REVISION A
DATE Oct '24		
SHT SIZE		
JOB NUMBER 3879		

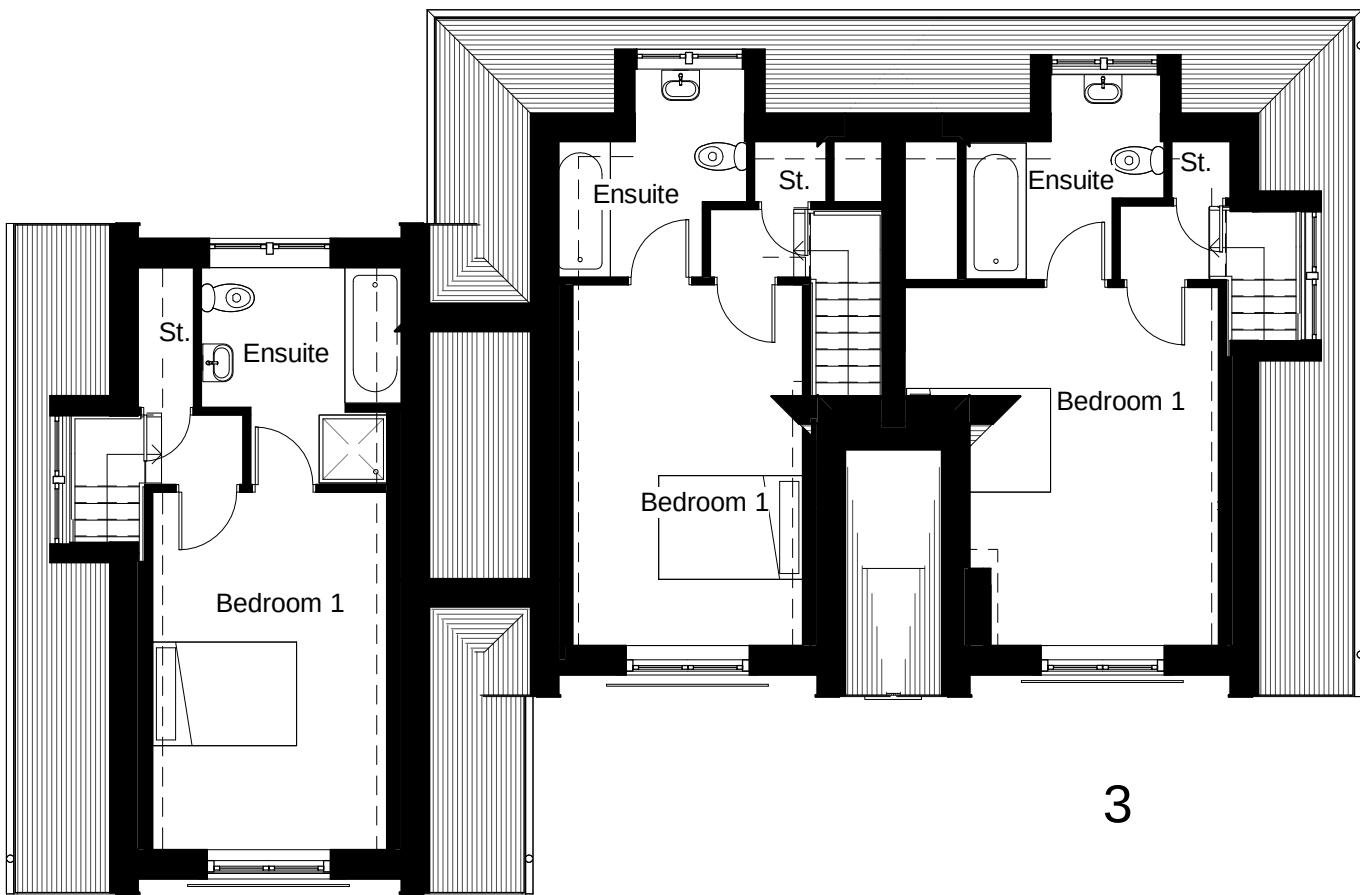
ARCHITECTS AND INTERIOR DESIGNERS



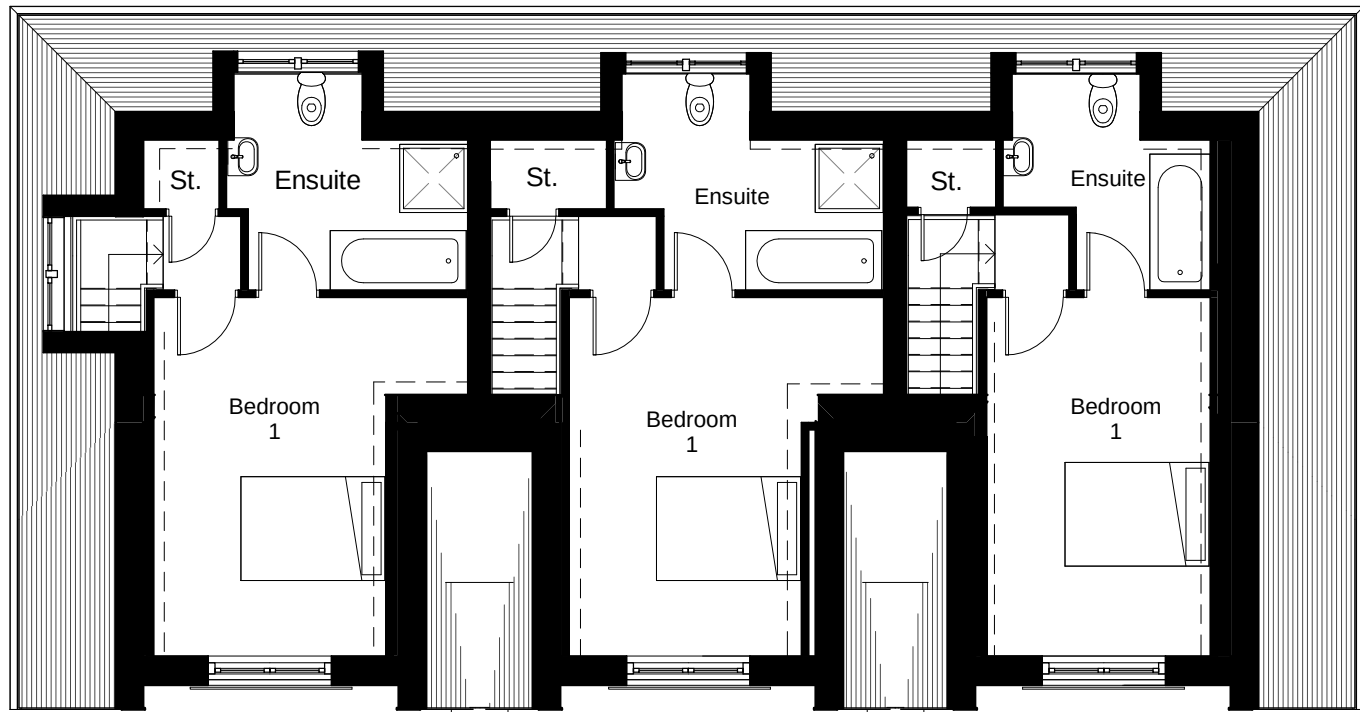
Units 1-3 East Elevation
1:100



Units 1-3 West Elevation
1:100



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Link Vent 4000

4000 VENT

Equivalent Area 4000mm ² EQA	Free Area TBC mm ²	Acoustic D n,e,w (C; C _{tr}) dB- vent open 33 (0;-1)	Acoustic D n,e,w (C; C _{tr}) dB- vent closed 42 (0;0)
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Draft acoustic data, to be finalised.

Internal				External								Ventilator			
Ventilator				Canopy				Grille (Timber, Sliding door, Sash)							
H (mm)	L (mm)	D (mm)	Weight (gram)	H (mm)	L (mm)	D (mm)	Weight (gram)	H (mm)	L (mm)	D (mm)	Weight (gram)	Attachment type	Rout H (mm)	Rout L (mm)	Stand W (mm)
18.5	380	15	21.32	18.5	380	25	39.90	20	383	5.8	9.84	Clip or Screw	13	348	14

EQUIVALENT AREA – 4000EQA

AIR LEAKAGE – 4000 vent **TBC** m³/h **TBC** L/s

WATERTIGHTNESS TEST TO BS EN 13141-1 – 5000 vent – Resistant to water penetration using method 1A meeting Class 9A requirement up to and at **TBC** pa in BS EN 12208

DB RATING – Airbourne sound insulation to BS EN ISO 10140-1:2016 Annex E and BS EN ISO 10140-2:2010 and single number calculated in accordance with BS EN ISO 717-1:2013