

Willow Tucker
McCarthy and Stone
Prospect Place
85 Great North Road
Hatfield
AL9 5DA

Date: 8th May 2026
Reference: R10145-2 Rev 1

Dear Willow,

Re: Baldock Street, Royston – Planning Condition 18

I am pleased to provide 24 Acoustics' response in relation to planning condition 18 and the comments from environmental health.

1.0 Introduction

- 1.1 Planning consent has been granted (reference 2024/00436/FP) for the construction of 32 No. retirement apartments and a Class E commercial unit on the site of the former Morrisons Store, Baldock Street, Royston. 24 Acoustics provided a noise assessment report (reference R10145-1 Rev 0) that was submitted with the planning application.
- 1.2 Condition 18 from the planning consent states the following:

"18. Prior to construction works a further noise assessment shall be submitted to and approved in writing by the Local Planning Authority to cover Traffic Noise, Existing Plant noise and Internal commercial noise.

Reason: To protect the proposed occupiers from excessive noise disturbance. To comply with Policy D1 and D2 of the Local Plan"

2.0 Response to Condition 18

- 2.1 24 Acoustics has consulted with Alan Stone, Environmental Health Officer at North Herts Council, to discuss his comments in relation to condition 18 and the previously submitted noise assessment report. The following points have been discussed with the environmental health officer, in relation to traffic noise, existing plant noise and internal commercial noise.

Traffic Noise

- 2.2 As set out in the planning noise assessment report, dwellings will be provided with acoustically rated double glazing and whole house mechanical ventilation (MVHR), to achieve acceptable internal noise levels.
- 2.3 Overheating and purge ventilation will be dealt with separately under Part O and Part F of the building regulations.

Existing Plant Noise

- 2.4 The measured noise levels presented in the planning noise assessment identified noise from plant associated with the nearby Jolly Postie Public House. Clarifications on this assessment are provided as follows.
- 2.5 The windows of the new development are set further back from the plant than the measurement location (Location 2); therefore, the noise measurements have been corrected for distance to the nearest habitable windows for all calculations.
- 2.6 The background noise levels used in the assessment have been derived from the measurement location (Location 2), during the periods when the plant was not operating, and are therefore representative.
- 2.7 As identified in the planning noise assessment, the kitchen extract plant was operational during daytime hours only (09:00 – 23:00), with no tonal or temporal characteristics. Cooling plant was operating intermittently at night-time, which attracts a penalty of intermittency (+ 3 dB) and tonality (+ 2 dB) under BS 4142.
- 2.8 The assessment shows that plant noise levels at the nearest proposed apartment windows will be 5 dB above the background noise level during daytime and night-time periods. 24 Acoustics considers this to be acceptable under BS 4142 given the context of the site, for new residents near to an existing noise source. As new dwellings are being introduced near to existing commercial noise, noise from the plant forms part of the existing acoustic environment and residents' expectations will be more tolerant of the commercial noise.
- 2.9 In addition, all plots will be fitted with MVHR for mitigation purposes, which will provide alternative means of ventilation to habitable rooms.

Internal Commercial Noise

- 2.10 The planning noise assessment recommends that the party floors and party walls separating residential properties from the ground floor commercial unit be specified and built to achieve a minimum sound insulation performance of 55 dB $D_{nT,w} + C_{tr}$, i.e 10 dB better than the minimum Part E requirements.
- 2.11 The location of the commercial unit in relation to the apartments is shown in Figure 1.
- 2.12 The separating floor above the commercial unit will be constructed from screed on rigid insulation on top of precast concrete planks. To achieve the required sound insulation performance, a ceiling shall be provided in the commercial unit as per the below overall construction:
- Minimum 47mm flow screed
 - 55mm rigid insulation
 - 150mm precast concrete planks (minimum mass per unit area 300 kg/m²)
 - Minimum 100mm cavity
 - 50mm mineral wool (minimum 33 kg/m³) laid above the ceiling
 - 2 x 12.5mm high density plasterboard (e.g. British Gypsum Soundbloc) installed on acoustic hangers (e.g. British Gypsum GAH1 / GAH2)

2.13 The cavity masonry party wall between the commercial unit and apartment 8 shall include an independent lining on the apartment side of the party wall, as per the below overall construction:

- 100mm concrete blockwork (minimum density 1450 kg/m³)
- 150mm cavity fully filled with Superglass Superwall 32
- 100mm concrete blockwork (minimum density 1450 kg/m³)
- Independent lining on the apartment side, comprising:
 - 2 x 12.5mm high density plasterboard (e.g. BG Soundbloc)
 - Minimum 50mm metal studs, offset from blockwork by at least 10mm
 - 50mm mineral wool (minimum 33 kg/m³) in the cavity

2.14 With good workmanship and favourable flanking conditions, the above party floor and party wall constructions are capable of achieving 55 dB D_{nT,w} + C_{tr} in line with the recommended criterion.

3.0 Conclusions

3.1 McCarthy Stone has instructed 24 Acoustics Ltd to provide a response to planning condition 18 for the consented development at Baldock Street Royston, in relation to noise matters.

3.2 This response has covered the points raised by the environmental health officer and condition 18, in relation to road traffic noise, existing plant noise and internal commercial noise, to supplement the noise assessment report submitted with the planning application.

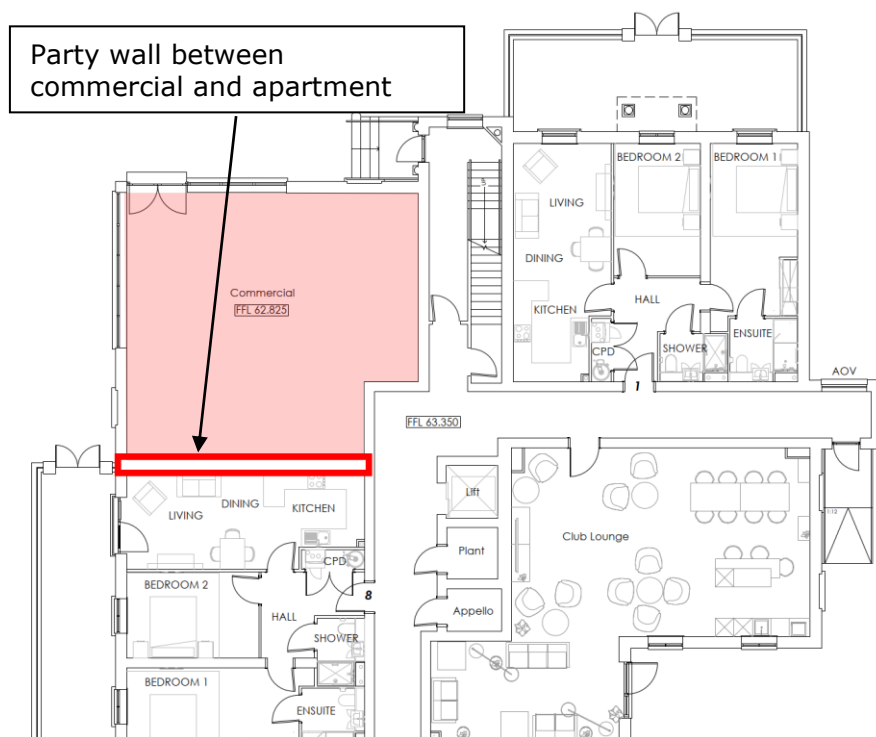
3.3 The information provided therefore satisfies the requirements of condition 18.

I trust the above is in order – please call if you have any queries.

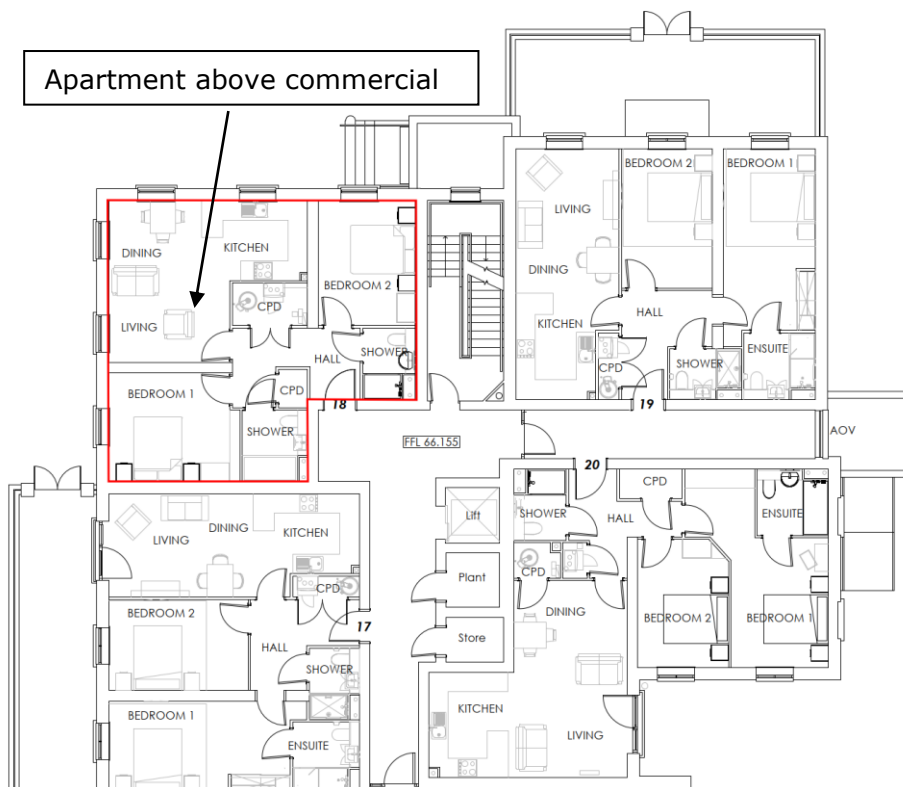
Yours sincerely
For 24 Acoustics Ltd

Chris McConnell BSc MSc MIOA
Principal Consultant

FIGURE 1 – COMMERCIAL UNIT



Ground Floor Plan



First Floor Plan