

The Planning Bureau
Mr Richard Butler
Prospect Place
85 Great North Road
Hatfield
AL9 5DA

Our Ref: 25/02174/DOC

Contact: Anne McDonald
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Date: 12 June 2026

Dear Sir/Madam

Details of Condition : Details reserved by Condition 18 (Noise Assessment) of planning permission reference 24/00436/FP granted on 26.02.2025.
Former Morrisons Building, Baldock Street, Royston, Hertfordshire, SG8 5AY,

Please quote the following reference: 25/02174/DOC on all correspondence.

I refer to your application received on **22 September 2025**, which seeks approval of the noise assessment for the above site pursuant to condition 18 of the planning permission reference number **24/00436/FP**.

Following consultation with the Council's Environmental Health team, I can confirm that the details in the letter titled 'Panning Condition 18' dated 08/05/26 and the Noise Impact Assessment Report dated July 2023 are considered acceptable and hereby approved. Please note the EH Officer comments:

"The noise report concludes that noise mitigation measures will be required to ensure satisfactory internal noise levels and stipulates measures to achieve this i.e. that noise levels can be achieved and maintain sufficient ventilation without the need to open windows (with MVHR). The NPPF (Paragraph 009 ID: 30-009-20190722) states that:

'It can be helpful for developers to provide information to prospective purchasers or occupants about mitigation measures that have been put in place, to raise awareness and reduce the risk of post-purchase/occupancy complaints.'

I would be looking for this to happen in this instance to ensure that any buyers are aware".

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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