

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 14 th August 2025
Our Ref: 6336/25	Your : 25/01097/FP Ref:
Subject: Noise and other nuisances Full Planning Permission: Change of use of first and second floor from C3 maisonette flat into C4 (small HMO) containing 4 bedsit rooms. Alterations to fenestration. 8a Bucklersbury, Hitchin, Hertfordshire, SG5 1BB	

Comments:

Hi Thomas,

Thank you for consulting Environmental Protection on this application.

We spoke about this briefly this morning, however, I have now had chance to look at the history and can respond as follows.

The original application for 2-8 Bucklersbury, Hitchin (19/01953/FP) which included a change of use to provide 7 residential units was supported by a noise assessment which recommended glazing and ventilation requirements. These requirements were secured via a condition (9).

This latest proposal indicates that they will be removing the uPVC double glazing and replacing with single glazed wooden sash windows. There is no mention of the performance of these windows, whether they comply with the previously submitted noise assessment, and there is no mention of ventilation.

The noise assessment recommended enhanced glazing and ventilation due to noise from vehicles but also noise from late night establishments playing loud music. There is a concern that if the glazing does not meet the same specifications, then we will receive complaints which may lead to enforcement action.

I, therefore, have to object at this stage due to insufficient information in relation to the acoustic performance of any new fenestration which was deemed as required in the original application. This application, if granted approval, would potentially weaken the acoustic performance of the building whilst also introducing new receptors (intensification).

Happy to discuss should you consider this necessary.

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

Regards

Alan Stone