

Ref: PJB9984/24150

Date: 28 April 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 -
NOISE MITIGATION**

Following your instruction, Spectrum have investigated the acoustic issues and analysed the requirements for complying with the above planning condition relating to this development. Please find our analysis described below.

1. BACKGROUND

Wheatley Homes is seeking to discharge the requirements of the planning conditions relating to the above-named permission. This is for "*Erection of nine dwellings including relocation of access following demolition of existing warehouse building*".

The planning permission for the development (ref. 25/01871/FP) includes conditions relating to noise affecting the development, requiring protection of residents' living conditions, as follows:

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.*

2. SITE DESCRIPTION AND BACKGROUND

The subject site was formerly the Glebe Road Industrial Estate which comprised a single industrial building located on the southern side of Glebe Road in Letchworth Garden City, along with hardstanding and landscaped external areas.

Mainly, properties on Glebe Road and the area to the north beyond are residential. Directly to the south and west of the site, is a mix of existing and former commercial uses on Icknield Way and Norton Way. The property immediately to the west was formerly in use by Letchworth SEAT. It is understood that there are proposals for this to be brought back into use as a Volvo car showroom.

South west of the subject site is Furmston Court, a small trading estate comprising a number of mixed commercial/light industrial units, accessed off Icknield Way. The unit closest to the subject site has 10 small condenser units mounted on its northern external wall facing the subject site.

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Immediately to the south of the subject site, is the former Progress Suzuki and Hyundai showroom which is now disused.

Further to the east along Icknield Way is Carn House, an industrial unit occupied by LPC Plating Services which has numerous items of mechanical ventilation plant operating during the daytime, such as fans and compressors.

It is proposed to demolish the existing building on the subject site and construct 9 new houses in the form of three terraces, each comprising three dwellings. These will all be 3-bed houses over three storeys. Each property will also have a private rear garden and off-street parking to the front. The existing green space between Glebe Road and the new dwellings will be retained as landscaped space.

A site location plan drawing showing the locations of the existing building and the surrounding area is included in Attachment 1. A proposed site layout plan is included in Attachment 2.

Spectrum have previously prepared a report “1-10 Glebe Road, Letchworth, Proposed Residential Development, Noise Impact Assessment”, Report ref. PJB9834/24150/V1.1 dated 4 July, 2025 (The Spectrum NIA). The Spectrum NIA accompanied the application for this development.

The form of the currently proposed development on the subject site (i.e., number and type of residential units, their location on the site, access and landscaping proposals, etc.) are the same as described within the Spectrum NIA. Accordingly, it is not necessary to repeat all of the information in the Spectrum NIA within this report. Instead, the appropriate way to discharge the requirements of Condition 10 are to describe the predicted noise levels and the noise mitigation measures required to achieve these as set out in the Spectrum NIA.

3. STANDARDS, GUIDANCE, CRITERIA AND PREDICTED PERFORMANCE

A summary of the guidance and standards followed in the Spectrum NIA is as follows:

- National Planning Policy Framework
- Noise Policy Statement for England
- Planning Practice Guidance on Noise
- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings
- Guidelines for Community Noise -World Health Organization, 1999
- BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound
- Professional Practice Guidance on Planning and Noise (ProPG)
- North Hertfordshire Local Plan 2011 – 2031, Policy D3: Protecting living conditions

3.1 Indoor noise levels

The Spectrum NIA predicted ingress levels from all environmental noise sources in the proposed dwellings. These levels, relative to the appropriate guidelines for acceptability in Table 1, are shown below.

Location	Criterion 07:00 to 23:00	Predicted $L_{Aeq,T}$ (dB) (Margin of Excess / Compliance)	Criterion 23:00 to 07:00	Predicted $L_{Aeq,T}$ (dB) (Margin of Excess / Compliance)
Living room	35 dB $L_{Aeq,16hr}$	25 dB (10 dB)	-	-
Bedroom	-	-	30 dB $L_{Aeq,8hr}$	23 dB (7 dB)
	-	-	45 dB $L_{AFmax,typ}$	40 dB (5 dB)

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

In all cases, the predicted levels from all sources of noise are significantly below the guidelines for acceptability in BS8233.

The acoustic specification for building elements in order to achieve these levels are as follows:

3.1.1 WINDOWS

$R_w \geq 29$ dB and $R_w + C_{tr} \geq 25$ dB.

These figures relate to the whole window performance including frames, seals and furniture. Both the R_w and $R_w + C_{tr}$ parameters of the selected windows should comply with the levels stated above.

3.1.2 WINDOW-MOUNTED TRICKLE VENTS (ALL ROOMS)

$D_{n,e,w} \geq 33$ dB, $D_{n,e,w} + C_{tr} \geq 32$ dB.

Both the $D_{n,e,w}$ and $D_{n,e,w} + C_{tr}$ parameters of the selected trickle vents should comply with the levels stated above.

3.1.3 EXTERNAL WALLS

$R_w \geq 50$ dB, $R_w + C_{tr} \geq 47$ dB.

3.1.4 ROOFS

$R_w \geq 48$ dB, $R_w + C_{tr} \geq 35$ dB.

3.2 Garden noise levels (private amenity areas)

The predicted noise levels at 1.5m height within the proposed garden areas (south of the proposed buildings) are between $L_{Aeq,1hr}$ 47 dB at the western end of the development, rising to around $L_{Aeq,1hr}$ 50 dB at the eastern end.

3.2.1 FENCES

The specification for the southern and eastern site boundary fence in order to achieve these levels is

- Height of 2m above the local ground level
- Well-sealed at the base, corners and junctions and without penetrations in the fence itself
- Have a surface density of at least 10kg/m²

The extent of this fence is as shown in Attachment 2.

4. PROPOSED BUILDING ELEMENTS

4.1 External walls

The external walls are proposed to comprise:

- Brick or rendered 100mm concrete block
- Insulated cavity of min. 150mm width
- 100mm concrete block
- Plasterboard on dabs

The sound insulation performance of this construction is $R_w \geq 52$ dB, $R_w + C_{tr} \geq 48$ dB which exceeds the requirements set out in the Spectrum NIA.

4.2 Roof

The roof build-up comprises:

- Concrete tile roof
- Timber truss roof frame with deep filled ceiling void insulation
- Single layer of plasterboard ceiling

The sound insulation performance of this construction is $R_w \geq 50$ dB, $R_w + C_{tr} \geq 45$ dB which exceeds the requirements set out in the Spectrum NIA.

4.3 Windows

The required window acoustic performance is equivalent to the sound reduction index of a standard, non-acoustic double-glazed window with glazed units comprising 4mm panes either side of an 18mm air gap. It is expected that any commercially available window that is acceptable in other respects (e.g. thermal performance, airtightness, etc.) will also meet the acoustic requirements in this case.

4.4 Trickle vents

The required trickle vent acoustic performance is equivalent to the element normalised sound level difference of a standard, non-acoustic hit-and-miss trickle vent. It is expected that any commercially available vent that is acceptable in other respects (e.g. appropriate equivalent area) will also meet the acoustic requirements in this case.

4.5 Southern and eastern site boundary fence

The proposed construction of this fence is as follows:

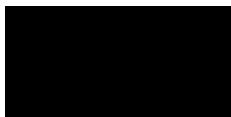
- 22mm width sawn timber palings with appropriate gravel boards and capping
- Junctions between palings, to posts, gravel boards, other structures, etc to be well sealed
- Height and extent as described in Section 3.2.1 and Attachment 2.

5. SUMMARY

The acoustic specification of building elements described within this document will enable suitable indoor and garden noise levels to be met for the proposed residences at this development, in accordance with Condition 10 of permission 25/01871/FP.

At this stage, I would recommend that this technical 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



Phill Banks
Principal Consultant

Attachment 1 - 1 page

Notes:-
Do Not Scale from this Drawing.
This drawing is based on current available information and should not be relied on as accurate measurements of usable space.
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Rev	Date	Description	Drawn

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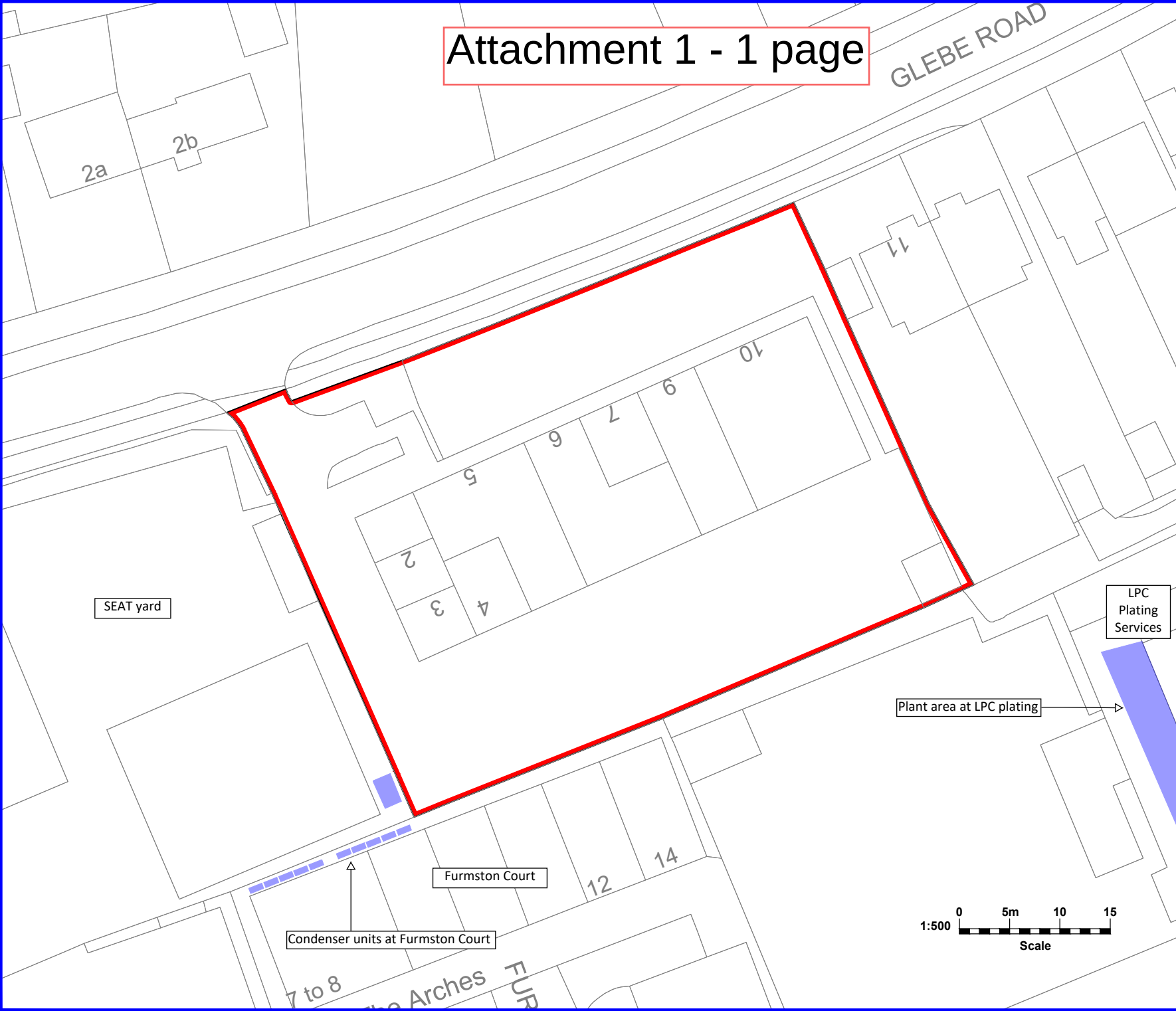
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Project:
Glebe Road Industrial Estate

Drawing: Site Location Plan	Rev: 1
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Scale: 1:500 @ A4	Date: December 2018	Drawn: SAJ
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Attachment 2 - 1 page

DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS.
ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH
PENTANGLE DESIGN GROUP. ALL DIMENSIONS OF EXISTING
BUILDINGS TO BE VERIFIED ON SITE. THIS DRAWING IS THE
COPYRIGHT OF PENTANGLE DESIGN GROUP AND SHALL NOT BE IN
ANY WAY USED OR REPRODUCED WITHOUT THEIR PRIOR WRITTEN
CONSENT.

NOTES

Permeable Tegula block paviers, COLOUR 1 to
manufacturers design. To be designed for occasional
HGV use. Kerbs generally to be PC concrete.
Manhole covers to be suitable to take paviers

Permeable Tegula Block paviers, COLOUR 2 to
manufacturers design. For car and van use
Pattern indicative.
Manhole covers to be suitable to take paviers

backfill with shingle to selection

Granite Sets, laid to manufacturers requirements

Saxon Textured paving Slabs, Project Pack with various
sizes laid to manufacturers requirements. Pattern
indicative.
Manhole covers to be suitable to take paviers

- WM Water Meters
- Lighting Bollard. Switched in dwellings. To be on daylight
sensors
- EVCP EV Charge Point - pole mounted
- ASHP Air Source Heat Pump location (to be finalised)
- BAT New Wall mounted Bat Box at High Level
- BIRD New Wall mounted Bird Box at High Level
- New 1.8m Fence with matching gates where indicated
- New 2M close boarded fence
- Work to existing retaining walls. TBC

Green dashed line shows
location and extent of southern
site boundary fence

Proposed Site Plan
1:100 scale

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JOB TITLE
Proposed Residential Development at
Glebe Road, Letchworth Garden City
For Wheatley Homes

DRAWING TITLE
Proposed Site Plan
LEVELS AND LANDSCAPING

SCALE 1:100
DATE March '26
SHEET SIZE A1
JOB NUMBER 3879

DRAWING NUMBER
S-002

REVISION
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CHARTERED ARCHITECTS