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Our Ref: PL/24/0452
Your Ref:

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23/01/2025

Your contact is: Marcelina Rejwerska, Planning

Dear Alicia,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0452

Application Type: Approval of details reserved by a condition

Location: The Grosvenor Ph, 109 Kidmore Road, Caversham, Reading RG4 7NH

Proposal: Application for approval of details reserved by condition 5 (Noise Assessment) of application 230661

I refer to your Approval of Conditions application as described above.

As a reminder, Condition 5 reads as follows:

Within 6 months of this decision of the hereby approved plant a secondary noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 A2019 and shall demonstrate that the plant as installed meets the specifications of the Mechanical Plant Noise Assessment produced by Hepworth Acoustics Ltd received on 15 May 2023 and it shall further demonstrate that the specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise- sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The assessment shall if necessary propose suitable mitigation in order to ensure that the aforementioned criteria is achieved.

REASON: To safeguard the amenities of the surrounding properties and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Information submitted:

Drawing no. 9599-100-00 Site Location Plan

Covering Letter, JTS Partnership, dated 10 April 2024

P22-530-R02 Condition 5 Noise Assessment, Hepworth Acoustics, dated March 2024

Received by the LPA on 11 April 2024

The submitted information has been reviewed by the case officer and the RBC Environmental Health Officer. Concerns were raised with the agent that noise disturbance complaints were still being received from nearby residents. As such, a site visit was conducted on 18 July 2024 with the case officer, RBC Environmental Health officer, the agent, the applicant and the applicant's noise and acoustics consultant from Hepworth Acoustics. It was determined on site that there is a sustained humming noise which was distinct and subjectively noticeable from various areas on site, including the rear of the car park. The agent, applicant and noise consultant were not able to confirm on site where the humming noise originated from. It was then agreed on site that the fencing that had fallen down could be replaced with a more substantial timber fence which could offer some acoustic insulation. However, since those discussions no further information has been submitted by the agent.

The RBC Environmental Health officer conducted an unaccompanied visit on 20 January 2025. It was determined, in the Environmental Health officer's professional opinion, that there is a clear noise disturbance on site, consisting of a sustained humming noise, which creates a noise disturbance. The humming noise was pervasive across the area and clearly noticeable and perceived to be intrusive above the background noise at residential locations to the rear and the north of the premises. As such, the submitted information is not considered sufficient to discharge the condition as it fails to demonstrate that the approved kitchen ventilation plant is not the source of the disturbance. If found not to be the source, the submission fails to demonstrate whether or not this noise has been factored into the measurement of the background noise level for the purposes of this condition.

Furthermore, the condition requires the resultant noise discharge to be measured at 1m from the nearest sensitive receptor. The submitted noise report uses modelling rather than direct measurements to arrive at the resulting noise levels. The noise report must include measurements at the nearest receptor and provide commentary on any suspected noise contamination. The current submission does not comply with the requirements of the condition.

As such, the condition is not discharged at this time and the application is **refused**.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

SDV

PP

Marcelina Rejwerska
Senior Planning Officer