

Our Ref: QA22072

10 April 2025

Samruti Patel
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

Dear Samruti,

SOANE POINT, 6-8 MARKET PLACE, READING

Prior Approval granted under Appeal ref: APP/E0345/W/21/3284108

This Technical Note has been prepared to support an application for non-material amendments to the Prior Approval granted under appeal for 144 dwellings at the above site.

Background

Prior Approval was granted via appeal on 25th May 2022 for the change of use of part ground, part basement, and upper floors from office use to 144 studio apartments.

The Planning Inspector imposed a planning condition on the Prior Approval stating:

“No dwelling hereby permitted shall be occupied until the glazing, ventilation and any other noise mitigation specified within the approved Venta Acoustics Noise Impact Assessment Ref. VA3600.211001.NIA4.4, dated 1 October 2021, and approved BSG Soane Point Ventilation Strategy Report Ref. FINAL (Rev B / 144 Bed), dated 29 September 2021, have been installed in full in accordance with the approved details. Thereafter the development shall be maintained in accordance with the approved mitigation measures.”

Venta Acoustics Noise Impact Assessment Ref. VA3600.211001.NIA4.4, dated 1 October 2021, as referenced in the aforementioned planning condition, presents the results of an environmental noise survey. In addition to normal (non-commercial) environmental noise, this noise survey identified commercial noise from sources including the Market House Hotel, Madras Flavours restaurant and Tesco's service yard entrance.

In relation to noise issues, Class O of the Permitted Development rights only requires consideration of "impacts of noise from commercial premises on the intended occupiers of the development."

Therefore, the Council agreed to amend the planning condition (via non-material amendments (ref: 240501) on 3 June 2024) so that it applied to the facades which could be affected by commercial noise only

Our technical Note dated 11 April 2024 supported this NMA. The revised condition wording is set out below:

"2. No dwelling hereby permitted with a façade affected by commercial noise (as identified in the Quantum Acoustics letter dated 11 April 2024 ref. QA22072 received by the Local Planning Authority on 19th April 2024) shall be occupied until the glazing, ventilation and any other noise mitigation specified within the approved Venta Acoustics Noise Impact Assessment Ref. VA3600.211001.NIA4.4, dated 1 October 2021, and approved BSG Soane Point Ventilation Strategy Report Ref. FINAL (Rev B / 144 Bed), dated 29 September 2021, have been installed in full in accordance with the approved details. Thereafter the development shall be maintained in accordance with the approved mitigation measures".

Since that application, further consideration has been given to the sources of commercial noise that may potentially affect the residential windows overlooking the internal court yard. The only sources of commercial noise that may potentially affect them are those sources associated with the Market House Hotel which are understood to only operate during the daytime only. This NMA proposes to agree that noise sensitive residential windows overlooking the internal courtyard can therefore be opened at night time, such that an alternative ventilation strategy can be applied, as set out in the Ventilation Strategy submitted with this application. This would enable the design to assume that residential windows overlooking the internal courtyard may be opened at night, when they should not be not affected by commercial noise. The Market House Hotel closes at 11pm on Mondays to Saturdays and 9pm on Sundays. Their kitchen closes at 9pm Mondays to Thursdays, 9:30pm Fridays and Saturdays and 6pm on Sundays. These hours are consistent with the condition 10, 11 and 21 of planning permission (ref 180863) for the hotel which reads:

7. The roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, shall not be used other than in accordance with the detail set out in the 'Illumination' Lighting Report ref. PSILLU105 - Market House Reading Pergola Area V2 dated 18th September 2018 and received by the Local Planning Authority on 19th September 2018. The roof top terrace area shall not be illuminated other than between the hours of 08:00 - 23:00 on any day.

Reason: To safeguard the amenities of neighbouring premises and the area generally in accordance with Policies DM4 and CS34.

10. The A3 use hereby permitted (this refers to all kitchen areas as shown on drawing ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018) shall not operate outside the hours of 07:00-23:00 on any day.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

11. The A4 use hereby permitted (this refers to all bar areas as shown on drawings ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018 and 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018) shall not operate outside the hours of 11:00-23:00 on any day.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

21. The roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, shall not be open for public use outside of the hours of 08:00 - 23:00 on any day.

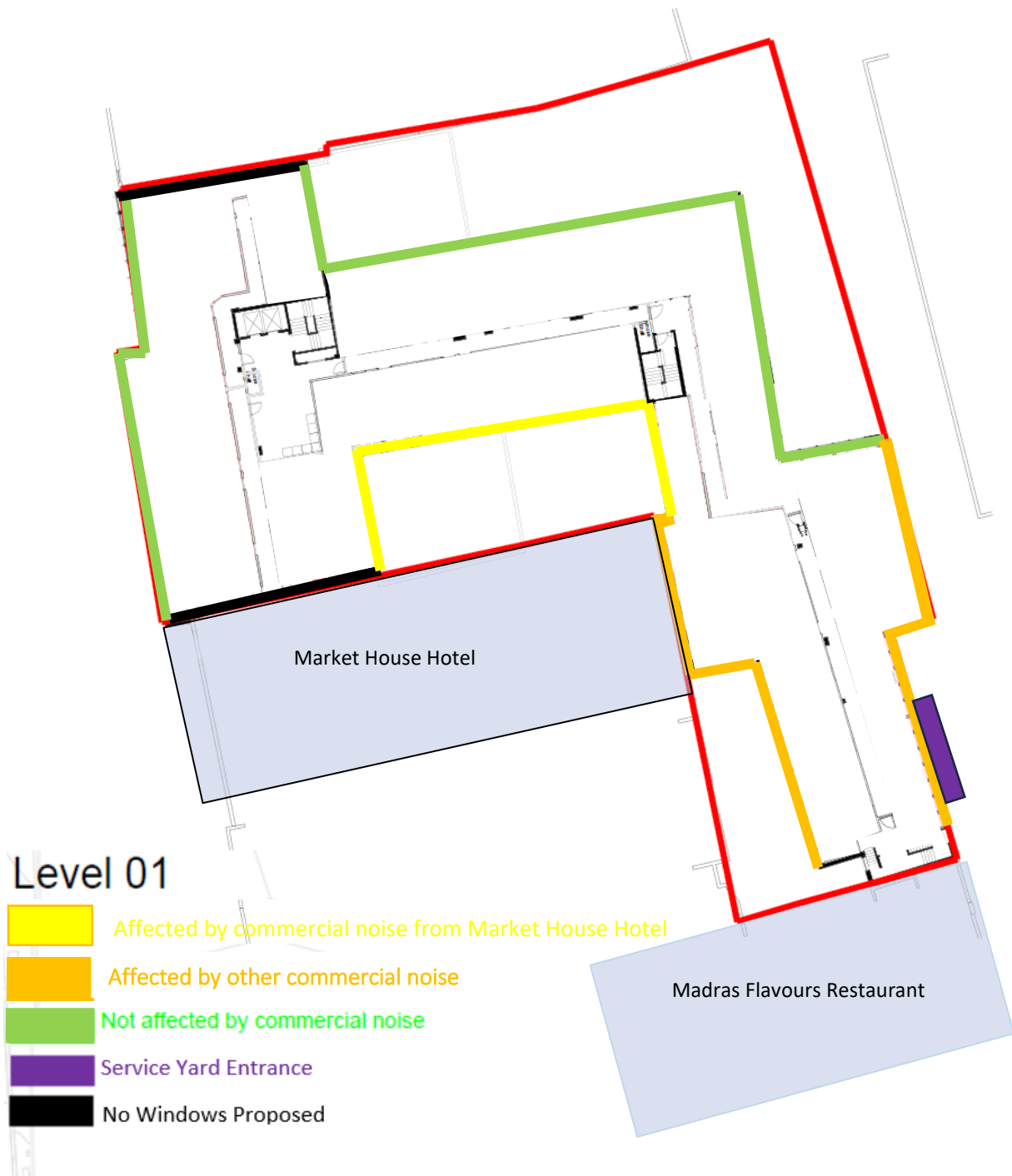
Reason: In the interest of the noise and disturbance impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

Facades affected by Commercial Noise

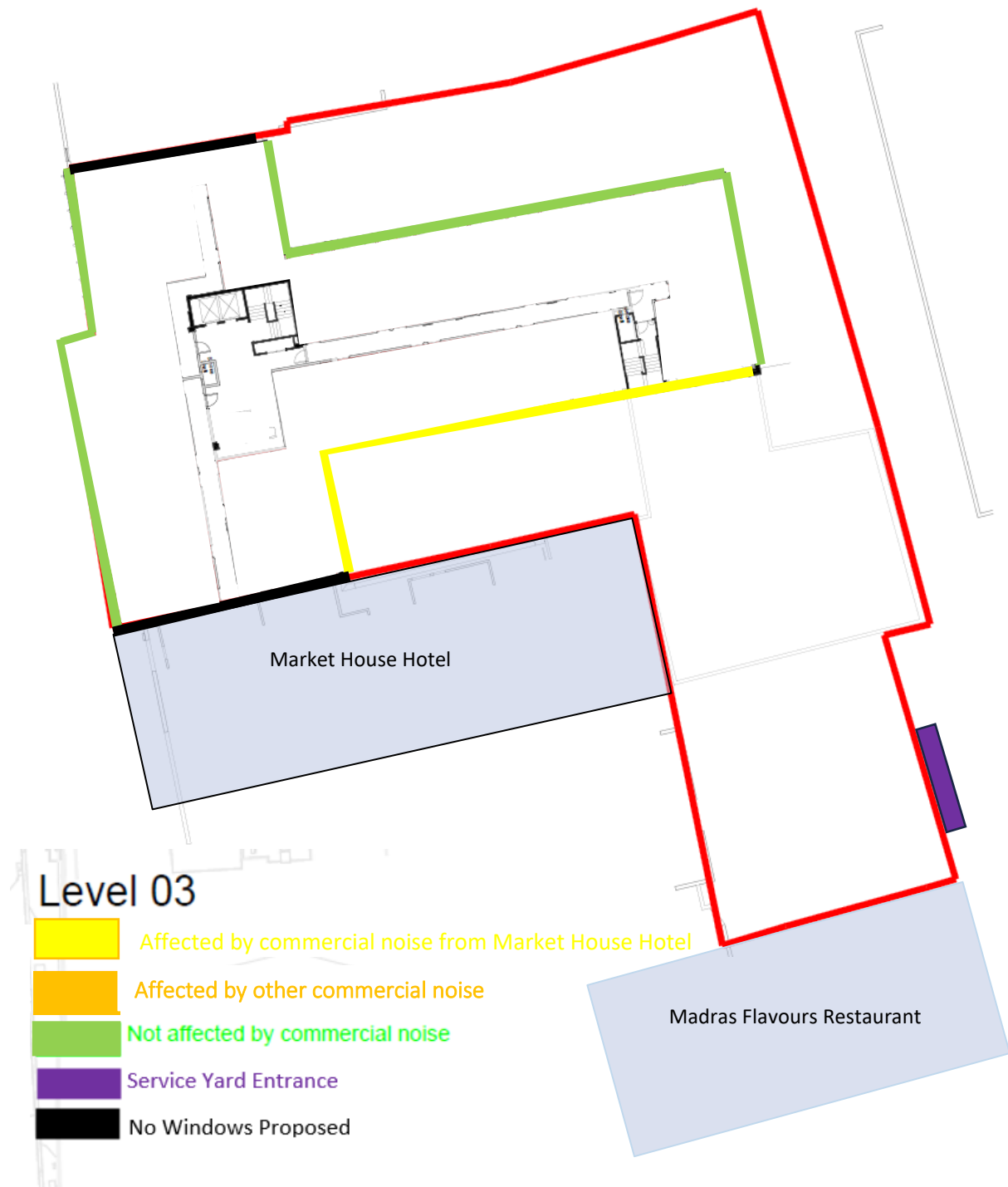
The facades affected by commercial noise are shown in the markups below.

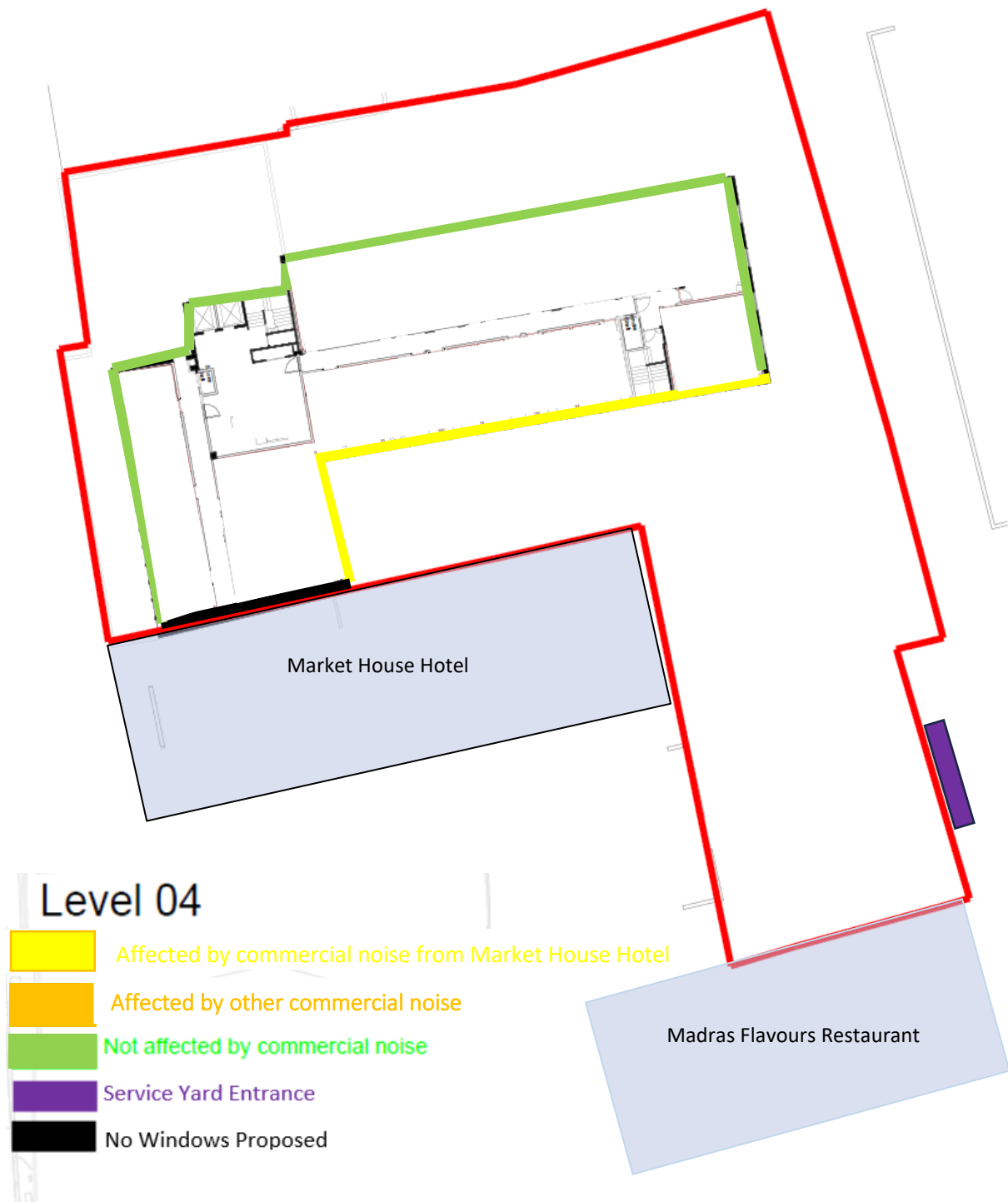
The identification process is as follows:

- The facades marked yellow are affected by commercial noise from sources associated with the Market House Hotel.
- The facades marked orange are affected by commercial noise from other sources (i.e. not the Market House Hotel) including the Madras Flavours restaurant and service yard entrance.
- The facades marked green are not affected by commercial noise sources.
- The thick black lines denote party walls, or other walls with no noise sensitive windows.
- The area shaded purple shows the service yard entrance.









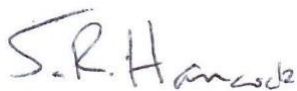
As explained above, it is proposed that windows facing the internal courtyard (marked yellow on the above plans) can be opened at night given the hours of operation of the neighbouring bar/kitchen and the hours of use for the roof terrace. (which are controlled by planning conditions on the hotel permission).

Proposed Amendment and Conclusion

This NMA proposes to agree a revised Ventilation Strategy on the basis that windows (marked yellow on the above plans) would be openable in the internal courtyard given the hours of operation of the neighbouring uses at the Hotel.

We trust the above to be clear and of assistance, however please let us know if you have any queries.

Yours sincerely,



Eur Ing **Simon Hancock**

BEng(Hons), CEng, FIOA, MIMechE, MCIBSE

For QUANTUM ACOUSTICS

Appendix A - Pre-Application Feedback from the Environmental Protection Officer (EPO) and the Local Council

The EPO provided the following comments through the pre-application process. These comments have been addressed within this Technical Note.

“Regarding the proposal to only apply the noise mitigation measures to the properties impacted by commercial noise, this should be acceptable in principle, however, we would require justification as to how those unaffected facades have been identified, particularly where there appear to be flats next door to each other to the rear that have been coloured orange vs green.

I note that if noise levels are high due to general environmental noise, it would be in the interest of a good quality development for those to be provided with adequate noise mitigation whatever the source.”

Following the provision of additional information on the identification process, the additional feedback from the EPO stated the following:

“The Environmental Protection Officer is satisfied with the technical note provided. Their remaining comment is that it will need to be demonstrated that noise from the Tesco service yard would be undetectable at the nearest ‘green’ flats’. Unless this can be demonstrated then their advice is that the protection measures should be applied to the flats in that section of façade too.”