

58 Kings Road, Reading RG1 3AA



Application: Change of Use – Class E to Class C3

Report Ref: 25480-02 (JosTec, 13 October 2025)

To Whom it may concern

Following your feedback on the submitted noise report, please see below a concise clarification of each point raised.

1. **Commercial Use / Internal Noise Transfer**

The ground floor is currently vacant; therefore, no operational noise source exists to assess. Internal noise transfer between floors is regulated under Building Regulations Part E, not planning. We (JosTec & Keen Partnership) will agree to a planning condition that requires the partition ceiling/floor to achieve at least +5 dB above Part E standards, to be confirmed by post-completion sound-insulation testing.

2. **Plant Noise to Rear**

Our rear façade measurements already captured all existing external noise, including any plant operating nearby. The report specifies glazing and ventilation that achieve BS8233:2014 internal noise criteria—this satisfies planning requirements. We cannot address plant noise that is not associated with the premises in any other way

3. **Front Façade Noise / Ventilation**

The report clearly acknowledges higher noise levels from Kings Road and provides acoustic glazing and trickle-vent recommendations. BS8233 does not require mechanical ventilation where internal noise limits can be met by passive systems, which they can in this case. The assessment covers all aspects of noise during its 24 hour survey. This includes, road traffic noise, pedestrian noise and noise from any of the nearby surrounding commercial premises, such as the nearby restaurant and pub.

4. **Overheating Assessment**

This is not applicable to this proposal as the property is an existing building conversion, not a new build under Part O (Overheating).

In summary:

All planning-stage noise issues have been appropriately assessed and mitigated in line with BS8233:2014 and any local noise planning conditions. We see no reason why this report should not be acceptable as it is policy compliant and goes beyond what is required under Class MA

Kind regards,

Robert Joselyn on behalf of Antonio Maria Granieri MSc BA (Hons) MIOA

Senior Acoustic Consultant

JosTec Ltd.