



86 London Street, Reading RG1 4SJ

Re: Condition 4 submission pertaining to planning permission PL/25/0524

Date: 02.04.2026

Condition 4

"No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that:

- i) The indoor ambient noise levels shall not exceed the values detailed in Table 4 of BS 8233:2014 with appropriate penalties applied for non-anonymous noise sources;*
- ii) The NR value shall not exceed NR20 between 2300hrs and 0700hrs and NR25 at all other times.*
- iii) The LMAX value shall not exceed 45dB more than 10 times per night.*

Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded."

Summary

The property is Grade II listed and has had its windows replaced in the 1990s with modern spiral balanced windows. The windows facing onto London Street have secondary glazing fitted with deep airspaces.

An acoustic report has been produced by Auricl Acoustic Consulting and is submitted with respect to discharging Condition 4 – refer to the enclosed report.

The report highlights that the BS 8233 requirements have largely been achieved, but the additional requirements relating to NR levels have been exceeded on the front/east of the site – refer to the summary table overleaf for ease of reference.



Criterion	Criterion Achieved ?	
	East / Front of Site (London Street)	West / Rear of Site
i The indoor ambient noise levels shall not exceed the values detailed in Table 4 of BS 8233: 2014 with appropriate penalties applied for non-anonymous noise sources	Yes	Yes
ii The NR value shall not exceed NR20 between 2300hrs and 0700hrs and NR25 at all other times.	3 dB exceedance during daytime 4 dB exceedance during night-time	Yes Negligible 1 dB exceedance during daytime
iii The LMAX value shall not exceed 45dB more than 10 times per night.	Yes Negligible 1 dB exceedance during night-time	Yes

The acoustician is very experienced in working with listed buildings in the area and recommends the results are considered to be sufficient to meet the spirit and intention of the Condition for the following reasons:

- 1) "The NR value is a different way of expressing the internal noise level, as opposed to dB. In my opinion, it is unnecessary to apply Parts i and ii."
- 2) "Part i (and also Part iii) is at least based on the current industry standard for internal noise levels in dwellings, whilst Part ii has no basis."

Conclusion

The existing windows in combination with the presence of secondary glazing are considered by the acoustician to achieve the intention of the Condition, whilst acknowledging the generic wording of the condition has not been adapted in its application to this specific building.

Replacement windows or secondary glazing may not achieve an improved result to these measured, and both these are of modern construction which may perform better than original sash windows.

The application of the acoustic condition may be appropriate for modern new-build construction, however as a listed building, it is suggested it would be appropriate to apply a degree of dispensation in this particular instance.

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