

21st July 2022
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24 Southwark Bridge Road
London
SE1 9HF

Planning Department
3N/04
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

T 0203 268 2018

Dear Chris,

**Re: Land adjacent to the Load of Hay Public House, Villier Street, Uxbridge UB8 2PU
Application to discharge condition 8 attached to planning permission 20514/APP/2021/1582
Planning Portal ref: PP-11420561**

We write on behalf of our client, Villier Street Developments Ltd in connection with the above site. This letter accompanies an application to discharge condition 8 attached to the above planning permission 20514/APP/2021/1582 granted on 24 May 2022.

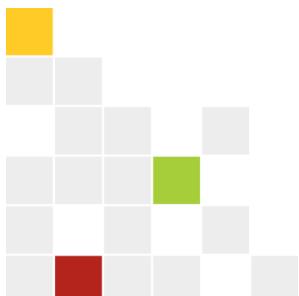
Condition 8

Prior to the above ground works commencing, a proposed "*noise management plan*" shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall reflect guidance in the NPPF's planning practice guidance on Noise and shall detail how the risk of conflict between the new development and the existing pub business next door will be managed. The plan shall include details of how the developers will provide information to prospective purchasers or occupants about mitigation measures that have been put in place, to raise awareness and reduce the risk of post purchase/ occupancy complaints against the pub. The marketing document shall also include details of how a subsequent change in ownership will be managed. The development shall then be marketed and retained in accordance with the approved details thereafter.

Noise Management Plan

Paragraph 185 of the NPPF states, planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;



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- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The proposals would provide much needed housing adjacent to an existing though vacant public house. It is acknowledged that should the public house be occupied in future it will be important that the two uses (residential and public house) can co-exist. This noise management plan sets out how both uses can co-exist and includes suitable mitigation measures to reduce any impacts.

KP Acoustics have recommended the following mitigation measures to ensure both uses could operate in unison which are provided below:

- A surrounding brick wall will be installed around the garden to reduce the noise level to external areas and ground floor habitable spaces;
- High performance glazing and trickle vents will be installed to all habitable spaces overlooking the pub beer garden;
- Windows are not required to be opened for typical ventilation means. Typical ventilation can be achieved with the use of the trickle vents proposed;
- So that windows to the nearest bedroom overlooking the pub beer garden are not required to be openable for the purposes of overheating, an openable rooflight will be installed within the bedroom. This will provide a reduction in noise level compared to opening the window overlooking the beer garden;
- Purge ventilation (e.g. to remove fumes while painting) can be achieved with the use of an openable rooflight;

While every step has been taken to reduce the impact of noise from the neighbouring pub through high quality design and materials, it is possible that it may be audible at some times. However, the impact has been deemed to be low (as set out in the Noise Assessment submitted with the application) in accordance with the Noise Policy Statement England (NPSE) and “*significant impacts on health and quality of life*” have been avoided and “*adverse impacts on health and quality of life*” have been “*minimised and mitigated*” which is in accordance with Paragraph 185 of the NPPF. The property is to be rented rather than sold and notwithstanding the mitigation measures to be taken, the landlord of the new dwelling will ensure that any future occupiers of the dwelling will be advised of the surrounding land uses within the marketing materials, the public house immediately adjacent to the site, together with the mitigation measures which have been put in place to minimise any conflict between the uses. The public house is clearly visible from the site and as such, future occupants of the dwelling would be aware of its existence. The landlord of the new dwelling will address any issues which might arise through standard contractual provisions in the residential lease.

A payment of £116.00 to cover the planning application fee has been paid online.

We trust that you have sufficient information to discharge these conditions but please do not hesitate to contact us, should you have any queries or require any further information.

Yours sincerely

Sean Breslin

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Boyer