

NOISE IMPACT STATEMENT

1. INTRODUCTION

This Noise Impact Statement has been prepared in support of a planning application relating to 870 Uxbridge Road, Hayes. The application seeks permission for a change of use from Use Class E(b) (restaurant) to Sui Generis, to allow a mixed-use premises comprising both restaurant and takeaway functions. The proposals also include shopfront alterations, the construction of a rear extension for dry storage purposes, and revised opening hours as follows:

- Sunday to Thursday: 10:00 - 01:00
- Friday and Saturday: 10:00 - 02:00

This statement assesses the potential effects of the proposed development on nearby noise-sensitive receptors, including surrounding residential properties.

2. SITE CONTEXT AND SENSITIVE RECEPTORS

The site is located along Uxbridge Road within a mixed-use area comprising commercial premises at ground floor level and residential accommodation both above and within the surrounding streets. It is acknowledged that residential receptors are located in close proximity to the site and are sensitive to noise, particularly during evening and night time periods.

However, the site is also positioned on a busy main route, where the acoustic environment is already influenced by continuous traffic flows and commercial activity. As a result, background noise levels are relatively elevated and the area exhibits the characteristics of an active urban centre rather than a quiet residential environment.

3. EXISTING USE AND BASELINE NOISE ENVIRONMENT

The premises are currently in lawful use as a restaurant (Use Class E(b)). This use already generates a range of operational noise sources, including internal kitchen activity, operation of an established extraction and ventilation system and customer arrivals and departures.

These activities contribute to the existing acoustic baseline experienced by nearby residential receptors. The extraction system is already installed and operational and there is an established pattern of activity throughout the day and evening.

4. PROPOSED DEVELOPMENT AND POTENTIAL NOISE SOURCES

The proposed development introduces a mixed restaurant and takeaway use. Importantly, this does not represent a fundamentally different type of activity but rather a continuation and modest evolution of the existing use.

The kitchen will continue to operate in a manner consistent with the existing use, and the current extraction and ducting system will remain unchanged. No additional fixed plant, machinery or external equipment is proposed.

The rear extension will be used solely for storage and will not contain any noise generating activities.

Potential sources of noise associated with the development therefore remain limited to kitchen operations, the existing extraction system and customer-related activity.

5. ASSESSMENT OF POTENTIAL NOISE IMPACTS

A key consideration is whether the proposed mixed-use operation would materially alter the noise profile of the site when compared to the existing lawful restaurant use.

In practice, both restaurant and takeaway uses share very similar characteristics. Food preparation, cooking processes and reliance on extraction systems are already established at the site. The introduction of a takeaway element may alter the pattern of customer interaction however it does not introduce fundamentally new sources of noise.

Customers associated with takeaway uses typically spend shorter periods on-site, resulting in temporary and dispersed activity. When compared to dine-in customers, who may remain for extended durations, the overall noise impact is not expected to increase and may in some respects be reduced in duration.

No changes are proposed to the existing extraction and ventilation system. As such, there will be no increase in mechanical or tonal noise associated with plant equipment. The acoustic output from these sources will remain consistent with the existing baseline.

The rear extension will not give rise to noise, as it will be used solely for storage and will not support any operational processes.

The proposal does not include amplified music, outdoor seating, or other features typically associated with higher noise risk. Customer dispersal is expected to be gradual, further reducing the potential for disturbance.

Overall, the development is not expected to result in noise levels that would exceed typical urban background conditions or give rise to significant adverse effects on nearby residential occupiers.

6. OPENING HOURS AND LOCAL CONTEXT

The proposed hours reflect those of similar late-night venues operating within the surrounding area along Uxbridge Road. These uses form part of an established evening and night-time economy and contribute to the vibrancy of the local centre.

Nearby comparable premises include:

- Hajveri Kebab & Grill (906 Uxbridge Road) – operating daily from 16:00 to 04:00
- Taste of Village Pakistani Restaurant (766B Uxbridge Road) – operating daily from 10:00 to 02:00
- Selekt Chicken (742 Uxbridge Road) – operating daily from 10:00 to 00:00
- Azmo's Peri Peri (722 Uxbridge Road) – operating daily from 11:00 to 02:00
- KFC Hayes End (650 Uxbridge Road) – operating until 02:00 (Sunday–Thursday) and 03:00 (Friday–Saturday)

In this context, the proposed hours are consistent with the prevailing character of the area and are not considered excessive or out of keeping.

The proposed operation aims to support the vitality of the town centre by increasing footfall and activity during evening hours, while remaining compatible with surrounding uses.

7. POLICY CONTEXT

This assessment has been undertaken with reference to the National Planning Policy Framework, which seeks to ensure that development does not give rise to significant adverse impacts on health and quality of life as a result of noise.

The proposals have also been considered against relevant policies of the London Borough of Hillingdon relating to noise and residential amenity.

Reference has also been made to the principles of BS 4142:2014+A1:2019. Given that no new external plant or equipment is proposed, a detailed quantitative assessment is not considered necessary.

8. MITIGATION AND MANAGEMENT

While no significant adverse impacts are anticipated, the operation of the premises will incorporate appropriate management measures. These include maintaining the existing extraction system in good working order and ensuring that customer activity is managed responsibly, particularly during late hours.

Staff can monitor the external area and encourage patrons to leave quietly and signage can be displayed requesting consideration for nearby residents.

9. CONCLUSION

The site is located within a mixed-use urban environment where residential properties coexist with established commercial and late-night uses. The existing lawful restaurant use already contributes to the local noise environment.

The proposed development represents a continuation of this use and does not introduce new noise-generating plant or fundamentally different activities. The addition of a takeaway element does not materially alter the noise profile of the site.

The proposed opening hours are consistent with similar nearby premises and reflect the established character of the area. Given the elevated background noise levels associated with Uxbridge Road, the development is not expected to give rise to significant adverse noise effects.

Overall, it is concluded that the proposal is acceptable in noise and amenity terms and complies with relevant planning policy.