



## Noise statement

**Site Address:** 84 Dickens Avenue, Uxbridge, UB8 3DN

**Description of development:** Change of use from Class C3 to Class C4 for up to 5 occupants, retention of single storey rear extension (Retrospective application)

Part D of Policy D13 of the London Plan 2021 (Agent of Change) states the following:

*D. Development proposals should manage noise and other potential nuisances by:*

- 1) ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area.*
- 2) exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations.*

Part A of Policy D14 of the London Plan 2021 (Noise) states the following:

*A. In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:*

- 1) avoiding significant adverse noise impacts on health and quality of life*
- 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change*
- 3) mitigating and minimizing the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses*
- 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)*
- 5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance sound insulation.*
- 6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles*
- 7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.*

In this instance, the following measures are in situ, which help to ensure noise from within the property is mitigated:

- All doors and windows installed are double glazed. Photographs submitted show the state of the property before and how it is now with new doors and windows.
- The following insulation has been used throughout the property:
  - External walls: 90mm Recticel Eurowall Plus Cavity Full Fill



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- Flat roof: 150mm Recticel Powerdeck insulation
  - New ground floor: 90mm Recticel Eurothane GP insulation
  - Dormer roof: 100mm Celotex between joists and 70mm below joists
  - Dormer walls: 120mm Celotex XR4000 with 25mm Celotex TB4000
- A building completion certificate has been issued by Building Control. This has been provided in support of this planning application.

The above measures help ensure noise from within the property is mitigated as far as possible. Moreover, a management plan has been submitted in support of this application. Any HMO in the Borough of Hillingdon requires a licence which could be revoked or suspended if the HMO is poorly managed for a variety of reasons. There are also strong protections against noise nuisance within the Environmental Protection Act 1990, the Noise and Statutory Nuisance Act 1993 and the Noise Act 1996 which would protect neighbours from excessive noise that interferes with their quality of life. Environmental Health Officers/HMO licensing officers can enforce the law regarding noise nuisance which carry a range of penalties.

In short, the design/acoustic measures in place at the property would help ensure there would not be excessive noise and disturbance arising from the proposed small-scale HMO use in line with Policies D13 and D14 of the London Plan (2021).

**Yours Sincerely**



**Mr. Sukhdeep Singh Jhooti BA (Hons), MA, MRTPI**  
**Director of Get Planning Permission Done LTD**