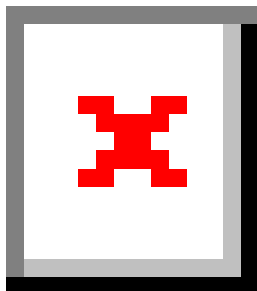


Environmental Protection COMMENTS

Case Number	20250505
Case Officer	Ms Rebecca Harrison
Address	Darnley Arms, 9 Trafalgar Road, Gravesend, Kent, DA11 0QA

Proposal	Erection of a second floor and change of use of first floor and new second floor to a 6 bed HMO.
Consultation Expiry Date	6 August 2025
Date of Response	4 August 2025 (JO)

This application sees the pub use on the ground floor remaining with HMO unit above and the 1st and 2nd floor. This could give rise to noise problems for HMO rooms 1 and 2 as they will be above the main public area of the pub through customer noise, music etc. The pub is also likely to be open later at night which could exacerbate noise problems. There is no information regarding the sound insulation qualities of the floor/ceiling partitions of the building and this needs to be ascertained to ensure there is an appropriate level of sound insulation between the commercial and residential uses. In addition, bedrooms 5 and 6 on the second floor are over the communal kitchen /dining area which is also an area that can be noisy particularly if used late at night/early in



the morning.

To address the above and other matters, the following conditions are recommended.

Code of Practice on Construction and Demolition

Please apply as appropriate to ensure that the conversion works do not cause problems to neighbouring properties.

Internal noise:

Prior to the first occupation of the HMO's, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and the sound insulation performance of the internal wall partitions, internal floor/ceiling partitions, adjacent party wall partitions and the partition between the commercial on the ground floor and the flat above.

The sound insulation performance of partitions between the floors of the HMO's and any adjacent residential property shall resist the transmission of airborne sound and impact sound to demonstrate that the minimum levels stated in the Building Regulations are capable of being complied with. The assessment will also include details of any proposed works to achieve these levels.

The construction that separates the residential and commercial unit shall aim to resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels (i.e. an enhancement of the minimum levels stated in the Building Regulations of 10dB). The assessment will also include details of any proposed works to achieve these levels.

Any works identified being required in order to achieve these minimum levels shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation. Overheating and ventilation must also be considered in the design of any mitigation.