

Environmental Protection COMMENTS

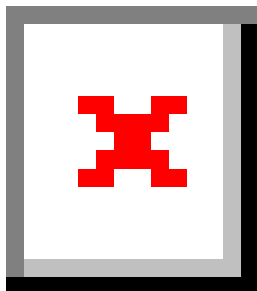
Case Number	20241031
Case Officer	Mrs Lisa Fisher
Address	The Kings Veg, 7 King Street, Gravesend, Kent, DA12 2EB

Proposal	Conversion of first, second and third floors offices to provide 3no. single occupancy, studio flats.
Consultation Expiry Date	7 February 2025
Date of Response	6 February 2025 (JO)

Having reviewed the submitted information, the following comments and advice is offered regarding this application:

Noise:

The 'Noise Impact Assessment' dated 23/10/2024 by Peak Acoustics (Report Ref; 2309241NR) has been reviewed. Appropriate methodology has been followed and noise measurements undertaken. In order to comply with the criteria contained in BS8233:2014 for internal noise levels,



some mitigation works are needed. The proposals include upgraded secondary glazing and passive thru-wall vents, with specifications provided in section 4 of the NIA.

A statement relating to sound insulation between the flats and retail unit on the ground floor. Although a sound insulation test has not been undertaken, the report re-iterates advice given for the previous (refused) application that there should be an improvement over the minimum levels stated in the Building Regulations of 10dB. Again, a design specification is provided (section 7).

Whilst this addresses current noise sources, it's noted that at the time of the monitoring, the 'Kings Sports Bar' located on the ground floor in the adjacent property was closed (closed during 2023). This premises has a late-night licence. In addition, the premises has been the source of noise problems in the past. If this use remains/starts up again, this could result in further noise (from amplified music, loud voices etc continuing until late at night) that could impact the proposed flats.

Whilst this is difficult may be difficult to quantify at this point, I would like to see some consideration, assessment of this made in the NIA, along with recommendations for mitigation measures.