

11 October 2026

Condition 5 Statement – 2–3 Berkley Road, Gravesend (20240834)

Site	Anglo Saxons Hall, 2–3 Berkley Road, Gravesend DA12 2EU
Permission	20240834, granted 4 February 2025
Development	Change of use to 2 x 1-bed flats and a 10 x 1-bed HMO, with rear extension and dormer
Condition	5 – Sound insulation
Applicant	Mr. Laine Hilden
Agent	C.B. Wright & Associates Ltd

Introduction

This statement supports an application to discharge Condition 5 of permission 20240834. Post-completion testing shows every separating wall and floor tested at both the flats (No. 2) and the HMO (Nos. 2–3) passes, with margins of 4–12 dB.

Condition 5

Condition 5 requires the measures in the Able Acoustics Sound Insulation Assessment (September 2024, ref. P1603) to be implemented. Before any flat or HMO room is occupied, a post-completion survey must test performance against that Report's criteria and be approved in writing.

Both surveys were carried out by Philip Fitzgerald of Falcon Energy Ltd, a SITMA Certified Tester (Reg. 7229) under a UKAS-accredited scheme (No. 10579). Testing followed BS EN ISO 140-4 and 140-7:1998, rated to BS EN ISO 717-1 and 717-2. All equipment was in calibration on both test dates.

The targets applied are the Approved Document E standards for material change of use: airborne $D_{nT,w} + C_{tr} \geq 43$ dB and impact $L'_{nT,w} \leq 64$ dB. Every result also meets the stricter new-build standard (≥ 45 dB and ≤ 62 dB).

Each report can be verified at sitma.bcta.group using its reference number and postcode DA12 2EU.

Conclusion

All ten tests pass, and all exceed the new-build standard. The as-built separating walls and floors therefore achieve the performance Condition 5 requires. We respectfully ask that Condition 5 be discharged in full, for both the flats and the HMO.

Enclosed:

- Falcon Energy SITMA report 86244 – 2 Berkley Road (flats), 2 October 2025
- Falcon Energy SITMA report 115766 – 2–3 Berkley Road (HMO), 2 June 2026
- Completion Certificate, Building Regulations

Please contact me directly if any further information is needed, so this matter can be expedited promptly.

Yours sincerely

C. B. Wright

Clare B. Wright MA GDip MRTPI

Chartered Town Planner

Director, C.B.Wright & Associates Ltd.



Chartered Town Planner
Royal Town Planning Institute