

**MEMORANDUM**

To: Development Management From: [REDACTED] Environmental Compliance

Our Ref: WK/202402558 Your Ref: 5/2024/1062

Date: 16<sup>th</sup> August 2024

Subject: 1 Wheatfield Road Harpenden Hertfordshire AL5 2Ny  
Section 62a designation - Demolition of existing four bedroom house and outbuildings, construction of replacement four bedroom house and double garage

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Notice is hereby given that the Legal, Democratic & Regulatory Services Department:

- a)  does not wish to restrict the grant of permission
- b)  recommends that permission be refused for reasons set out below. However in the event that the application is given approval, the conditions overleaf should be applied.
- c)  advises that any permission which the Planning Authority may give shall include the conditions overleaf.

REASONS for the advice given at b) above:

## CONDITIONS

### Condition

#### Noise from plant & equipment

Before the use commences a noise assessment should be carried out to establish whether the air source heat pumps that are to be installed or operated in connection with carrying out this permission are likely to give rise to complaints at any adjoining or nearby noise sensitive premises. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise from the air source heat pumps do not, at any time, increase the ambient equivalent continuous noise level at the boundary of nearest noise sensitive receptor.

The rating level of any plant/machinery/equipment to be used shall not exceed the background sound level.

Reason:

To protect the amenities of adjoining development. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.

## INFORMATIVES

#### Hours of Demolition/Construction Works

No demolition or construction works relating to this permission should be carried out on any Sunday or Bank Holiday nor before 07.30 hours or after 18.00 hours on any days nor on any Saturday before 08.00 hours or after 13.00 hours.

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

#### Noise Insulation - Conversion

The attention of the applicant is drawn to The Building Regulations 2010, Approved Document E 'Resistance to the passage of sound', Section 0: Performance.

#### Internal ambient noise levels for dwellings

Activity	Location	0700 to 2300	2300 to 0700
Resting	Living room	35 dB Laeq, 16 hour	
Dining	Dining room/area	40 dB Laeq, 16 hour	
Sleeping (daytime resting)	Bedroom	35 dB Laeq, 16 hour	30 dB Laeq, 8 hour

The levels shown in the above table are based on the existing guidelines issued by the World Health Organisation.

*The LA<sub>max,f</sub> for night time noise in bedrooms should be below 45dBA; this is not included in the 2014 standard but note 4 allows an LA<sub>max,f</sub> to be set. 45dBA and over is recognised by the World Health Organisation to be noise that is likely to cause disturbance to sleep.*

### **Dust**

Dust from operations on the site should be minimised by spraying water or by carrying out other such works necessary to contain/suppress dust. Visual monitoring of dust should be carried out continuously and Best Practical Means (BPM) should be employed at all times.

The applicant is advised to consider the document entitled 'The control of dust and emissions from construction and demolition - Best Practice Guidance', produced in partnership by the Greater London Authority and London Councils.

### **Bonfires**

Waste materials generated as a result of the proposed demolition and/or construction operations shall be disposed of following the proper duty of care and should not be burnt on the site. All such refuse should be disposed of by suitable alternative methods. Only where there are no suitable alternative methods such as the burning of infested woods should burning be permitted.

### **Lighting details**

Details of any external lighting proposed in connection with the development should be submitted to and approved by the Local Planning Authority prior to the commencement of development.

### **Contaminated Land**

Where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.

### **Informative for the Redevelopment of Agricultural Land and Buildings**

An acceptable Desktop study would comprise a fully detailed statement of the previous uses and current activities on site by the landowner or operator at the time that potentially contaminative activities took place. The Desktop study must include a site walkover documented with photographs.

This should include consideration of excessive use or spills of the following materials; pesticides, herbicides, fungicides, bactericides, sewage sludge, farm waste disposal, asbestos disposal and hydrocarbons from farm machinery. Additionally, the study should also consider drainage, surface materials, ground conditions and obvious signs of contamination.

It should be noted that an internet search report or land condition report is not, in isolation, sufficient information to discharge the requirement for a Desktop study involving agricultural land.

Please be aware that full contaminated land conditions (attached) are being recommended at this stage because no information relating to potential contamination has been submitted to date. In this case it is possible that once the first condition, relating to the Desktop study, has been completed we will more than likely be able to recommend discharge of all remaining conditions. Unless of course it is found that it is likely or possible that significant contamination exists on the site.

## **Asbestos**

Prior to works commencing it is recommended that the applicant carry out a survey to identify the presence of any asbestos containing materials on the site, either bonded with cement or unbonded. If asbestos cement products are found they should be dismantled carefully, using water to dampen down, and removed from site. If unbonded asbestos is found the Health and Safety Executive at Woodlands, Manton Lane, Manton Lane Industrial Estate, Bedford, MK41 7LW should be contacted and the asbestos should be removed by a licensed contractor.

### **SUGGESTED MINIMUM CONDITIONS FOR A3 EXTRACTION AND FILTRATION SYSTEMS**

#### **1. INTRODUCTION**

The type of filter, fan and ductwork all depend on the nature of the food to be cooked.

#### **2. FILTERS**

It is the grease content of the food that influences the type of filter that needs to be installed. Most premises, for example, European, Chinese or Indian restaurants, all give rise to cooking odours. Most of these can be controlled by the installation of either carbon filters, masking agents, electrostatic precipitation or a high flue.

**Carbon filters** - These are also known as biological filters and work as the flue gases are neutralised as they pass over activated carbon. In order for carbon filters to be effective the flue gases must be free from grease and below 40°C. It is therefore necessary for the flue gases to pass through prefilters in order to take out grease particles and allow the flue gas temperature to drop. The carbon filters have to be replaced periodically and prefilters have to be changed very regularly. The length of time between changes depends on the amount of use, however, once monthly for prefilters and every 8-12 months for carbon filters would seem reasonable.

**Masking Agents** - This process involves the injection of a chemical masking agent into the ducting as the flue gases pass by. Essentially, as the name suggests, the cooking odour is neutralised by the chemical. This method is not successful on its own when the flue gases are primarily smoke or greased based. The masking agent needs to be topped up every four weeks.

**Electrostatic Precipitation** - This is the best method for neutralising odours associated with cooking processes that involve smoke or grease, e.g., fish and chip shops. It is most effective when combined with a masking agent as described above. Essentially, particles become electrically charged and become attached to a metal plate as they pass through the unit. Unlike carbon filters and prefilters there unit does not become less effective over time provided that the metal plates are cleaned regularly.

**Height of Flue** - The presence of a canopy and a flue high enough to discharge odours away from neighbouring premises may be sufficient to prevent odour nuisance to neighbouring properties. This method should be treated with caution however, as weather conditions can cause flue gases to be blown back down to ground level. If a premises is relatively isolated, there are no tall buildings, hills or other obstructions close by, than the installation

of a flue may be sufficient. In cases where an alternative method is to be employed, e.g. carbon filters; it is still worthwhile having the flue termination one metre above the eaves level of the nearest highest building.

### **3. FANS**

For both carbon filters and electrostatic precipitators (ESP), the fan should be installed after the unit. The fan should have sufficient power to draw air through the units. There will be a degree of resistance associated with the ESP and the fan will have to be powerful enough to overcome this. With the carbon filter, there needs to be sufficient contact time between the filter and the flue gases and the fan should be selected to allow this.

### **4. DUCTWORK**

The internal surface of ductwork should be smooth so that grease cannot build up. The presence of grease in ducting is not only a fire risk, but increases resistance and thus the velocity of flue gases. There should not be any sharp bends in the ducting as this will also reduce the velocity of gases. An ideal efflux velocity is 15 metres per second.