From: Arkle, Anne
Sent:19 Sep 2025 09:06:32 +0100
To: Development
Subject:FW: AVA/2021/1048 - FULL Conversion of first and second floor of existing commercial unit to 'air-hotel' (22 rooms) retaining ground floor access at De Bradelei House, Chapel Street, Belper (Our Ref: 21/04312/PL01)

Morning,

Please book in the below email.

Thanks,

Anne Arkle | Planning Officer

Amber Valley Borough Council
Planning | Town Hall, Ripley, Derbyshire,DE5 3BT
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Making a Difference for Amber Valley

Planning Policy Monday to Friday

From: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Sent: 18 September 2025 18:15
To: Arkle, Anne <anne.arkle@ambervalley.gov.uk>
Subject: AVA/2021/1048 - FULL Conversion of first and second floor of existing commercial unit to 'air-hotel' (22 rooms) retaining ground floor access at De Bradelei House, Chapel Street, Belper (Our Ref: 21/04312/PL01)

Good afternoon Anne,

Many apologies for my late response due to excess workload, although it looks like the determination process has stalled due heritage concerns in the interim. This latest consultation

concerns documents submitted in an e-mail dated 13.06.2024 (attached), which includes amended plans and a noise impact assessment.

In my last consultation response (31.03.2022) I recommended the attachment of a condition prohibiting the installation of any commercial catering facility (unless details were submitted for consideration before installation). I also advised that, as the existence/extent of acoustic insulation between the different units is not known, I had some concerns about noise transfer between walls, floors and ceilings, as well as break-in from internal services and road traffic noise, that could compromise its use for residential purposes. Although the proposed C1 Use Class (hotel or boarding or guest house where no significant element of care is provided) is of less concern in this respect, as residents would occupy the rooms on a short-term basis, a reasonable degree of acoustic insulation is necessary to ensure the building is fit for this use.

The applicant has since submitted the □Noise Impact Assessment□ (ref. NIA-11299-24-11508-v1, Environmental Noise Solutions Limited, 14.03.2024) in the attached e-mail to □Assess the potential impact of the external noise climate [and] Provide recommendations for a scheme of sound attenuation works, as necessary, to protect future occupants□from a loss of amenity due to noise□, whilst recognising the building□s Grade II* listing. Baseline noise measurements were conducted from Wednesday 17 to Thursday 18.01.2024 and on Wednesday 13.03.2024 at 6 monitoring positions around the application building:

Appendix 2 –Measurement Positions



- MP1 was located on the eastern (Chapel Street) façade at second floor level
- MP2 was located on the eastern (Chapel Street) façade at first floor level
- MP3 was located at the northern end of the eastern façade at second floor level
- MP4 was located on the western (rear) façade at first floor level
- MP5 was located within the inner courtyard at ground floor level
- MP6 was located internally at second floor level on the eastern façade (to assess the performance of the existing glazing)

The noise measurement data (Table 3.1) confirms that the local noise climate is dominated by road traffic on Chapel Street, particularly along the eastern elevation facing the A6. No noise was noted from the adjacent □Book Café□ to the south, which operates only during the daytime. The report makes no mention of any noise from the petrol station adjoining the □Book

Café (open 06:00-22:00 daily), but the hotel rooms are screened from this area by the remaining commercial building (shaded blue above). The measured external and internal noise levels, including the sound insulation provided by the existing single-glazed sash windows (around **-23dB(A)**), are analysed in section 3.3.

The report refers to the guideline values for indoor ambient noise levels in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings and ProPG: Planning & Noise (2017) to allow good resting and sleeping conditions. Section 5.3 of BS 8233 lists the design steps necessary to achieve satisfactory sound insulation inside a building:

- Decide which noise criteria are appropriate for the relevant parts of the proposed building and select appropriate noise levels;
- Compare external noise levels with internal design criteria;
- Calculate the noise reduction required between the exterior and interior;
- If appropriate, assess internal noise sources;
- Calculate the noise reduction required between internal user areas and, if necessary, the noise reduction required to reduce noise from internal sources to the level required outside the building; and
- Identify which noise control measures would be appropriate to deliver this noise reduction.

Section 7.7.5 of BS 8233 provides specific advice on the design criteria for hotels and rooms for residential purposes, referring to the same guideline values stated for dwellings in Table 4 (examples of design criteria adopted by several large hotel groups are provided in Annex H for reference):

> In hotels and other multi-occupancy premises containing rooms for residential purposes, it is desirable to avoid intrusive noise, both airborne and impact, in bedrooms, especially when occupants are sleeping (typically assumed to be at night-time).
>
> Intrusive noise can arise from other rooms or uses within the building, from external sources through facades and from internal building services, including heating, ventilation and air conditioning plant.
>
> Consideration should be given to adjacencies, both horizontal and vertical, between bedrooms, and between bedrooms and rooms used for other purposes. Particular attention should be paid to noise from corridors, door closers, adjoining bathrooms, stairwells, lifts and lift lobbies.

It should be noted that the report states that, to achieve these criteria, it assumes □windows closed and an alternative means of ventilation provided□. Where keeping windows closed (though not sealed) to meet acceptable indoor noise levels is accepted by the Local Planning Authority, adequate acoustically treated ventilation must be provided to ensure compliance with the Building Regulations Approved Document F: □Means of Ventilation□ (see next section below). *Note: We would normally expect overheating to be considered for new residential premises; however, requirement O1 of Schedule 1 to the Building Regulations 2010 (and Approved Document O: □Overheating□) do not apply to hotels.*

External noise ingress (road traffic)

The report uses BRE□s calculation spreadsheet (Appendix 3) to recommend a scheme of sound insulation works to meet the guideline values in the above national guidance (section 4.2):

- Secondary glazing to habitable rooms throughout the development (□a 6mm pane of glass in a separate frame to create a (minimum) 100mm cavity from the existing glazing [will achieve a sound insulation performance of] at least 37dB Rw+Ctr□);
- Existing frames to be made good (no gaps etc.);
- Lining of the top and side reveals formed between the existing window and the secondary glazed windows with acoustically absorbent tiles;
- To compliment the secondary glazing, a scheme of mechanical ventilation such as:
    - A mechanical extract ventilation (MEV) system;
    - A decentralised mechanical extract ventilation (dMEV) system using continuously running kitchen and bathroom extracts on a □trickle□ rate;
    - A fully ducted mechanical ventilation system with heat recovery (MVHR).

The above recommendations may have heritage implications for the Conservation Area and Listed Building requirements that require further consideration by the Heritage Officer.

The report states that the nature and age of the building should mean that sufficient trickle ventilation (in accordance with Building Regulations Approved Document F) is provided via infiltration (natural air leakage) without the need for ventilators.

Internal noise transfer (mechanical ventilation, building services, ground floor commercial activities)

(a) Mechanical ventilation plant

Section 4.2 of the report advises that □Internal noise levels due to mechanical ventilation plant should not exceed 26dB(A) in studios/bedrooms and 30dB(A) in living rooms□.

(b) Building services

Although the general principles of noise from building services is discussed in part 9 of BS 8233, it states that detailed building services design is beyond its scope and advises that □□it might be necessary to seek advice from an acoustic consultant□. In addition to the guideline values for indoor ambient noise levels in Table 4, BS 8233 refers to the ISO□s Noise Rating (NR) system for rating noise from internal services / mechanical ventilation systems, assigning a single-number rating for maximum acceptable levels in each octave band (section 7.4 & Annex B). The Noise Rating level for applications including hotels should not exceed **NR 35**.

(c) Commercial activities (ground floor)

Section 4.3 of the report advises:

- Noise from **shops and offices** are likely to be comparable to normal domestic use and therefore the minimum performance requirements set out in Building Regulations Approved Document E: □Resistance to the passage of sound□ is considered appropriate;
- Noise from **food and drink establishments** is likely to be more intrusive and difficult to quantify in this case. The report therefore recommends that any separating walls or floors between the proposed apartments and adjacent café uses are upgraded to achieve a sound insulation performance of at least 60dB DnT,w.

Recommended conditions

I have no objection, subject to attachment of the following conditions and the satisfactory resolution of any consequent heritage issues:

Condition 1 □ Construction activities

All construction activities shall comply with the following:

a. Operating hours:

No works, or deliveries to and from the site, shall occur other than between 08:00 and 18:00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays. No works shall take place on Sundays or bank holidays. Any essential extension to these hours, other than for emergency works, shall be agreed with the Local Planning Authority

before work commences. Activities that do not create noise and disturbance to residents may still take place outside these hours.

b. Noise and vibration:

All activities shall comply with the guidance in British Standard BS 5228-1:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites - Part 1: Noise" (Section 8 and Annex B) and Part 2: Vibration" (Section 8).

c. Dust/Particulate emissions:

No visible dust/particulate matter shall be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities shall temporarily cease until such time as dust suppression measures become effective.

d. Waste:

No unwanted materials shall be disposed of on site by burning.

e. Lighting:

Any temporary site lighting shall be positioned to minimise light trespass and glare. Temporary site lighting operating between 22:00 and 07:00 hours the following day shall be agreed with the Local Planning Authority. No site security cameras shall operate an audible warning alarm.

Condition 2 – Sound insulation (external noise ingress)

a) All habitable rooms shall be protected from road traffic noise in accordance with the scheme of sound insulation works, including secondary glazing and mechanical ventilation, detailed in section 4.2 of the "Noise Impact Assessment" (ref. NIA-11299-24-11508-v1, Environmental Noise Solutions Limited, 14.03.2024), or any subsequent agreed amendments to it, such that the following noise levels are not exceeded:

- 35dB LAeq,16 hours in all habitable rooms between 07:00 and 23:00;
- 30dB LAeq,8 hours in bedrooms between 23:00 and 07:00; and
- 45dB LAmax,fast more than 10 times in bedrooms between 23:00 and 07:00.

b) The development shall be carried out, and maintained, in accordance with the approved details. Should proposals for the site design alter from that on which agreed noise mitigation measures are based, a further audit of the noise assessment and scheme of sound insulation works shall be submitted to, and approved in writing by, the Local Planning Authority before the proposed amendments are implemented.

c) A further acoustic report verifying compliance with the above shall be submitted to, and approved in writing by, the Local Planning Authority before the occupation of any apartments.

Condition 3 – Sound insulation (internal noise transfer)

All apartments shall be protected from internal noise transfer as follows:

a) Internal noise levels due to mechanical ventilation plant shall not exceed 26dB(A) in studios/bedrooms and 30dB(A) in living rooms;

b) Internal noise levels due to building services shall not exceed a Noise Rating level of NR 35; and

c) Any separating walls or floors between the proposed apartments and commercial uses shall be upgraded to achieve a sound insulation performance of at least 60dB DnT,w.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
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