From: Goodier, Melanie
Sent: Wed, 11 Feb 2026 10:13:57 +0000
To: Anthony, Laura
Cc: Development
Subject:AVA/2026/0051 - Loft conversion to form a 8 bed HMO property at 15 Hall Street, Alfreton (Our ref. 26/07913/PL01)
Attachments: Proposed plans.pdf

Morning Laura,

Philip Strutt commented on a similar application in May 2023 (**AVA/2023/0327**) for □Change of use of 4-bedroom HMO (Use Class C4) into a 7-bedroom HMO (Sui Generis), including loft conversion with front and rear dormers, and single storey rear extension□, approved on 04.07.2023.

The Property History suggests that the building has been an HMO since at least 2016 (same applicant) and we have no records of any noise/nuisance-related complaints in the intervening period. The current proposal omits the previously approved rear extension, reconfiguring the internal arrangement as well as converting the loft, and the principle of the development has been approved previously.

I note that the reconfiguration proposes converting the existing ground floor □Kitchen□ into a bedroom and bathroom, and converting the existing ground floor □Lounge□ into a □Lounge/Kitchen□ (attached). Given that the number of bedrooms is doubling (from 4 to 8) and all occupants will presumably share the proposed ground floor □Lounge/Kitchen□, the level of noise is likely to increase in this room, which shares a party wall with the neighbouring single dwelling. Approved Document E, which supports the technical Parts of the Building Regulations, provides guidance on the resistance to the passage of sound in domestic buildings, schools and flats and is applicable to new buildings, to alterations to pre-existing premises and to buildings being converted to flats. The document provides guidance on soundproofing, including the transmission of sound between walls, ceilings, windows and floors, and covers unwanted sound travel within different areas of a building, including common areas within buildings containing flats, and between connecting buildings. Although this aspect of the development is covered by separate legislation outside the remit of this team, I would strongly advise that, if possible, conditions are attached to ensure that adequate acoustic insulation is provided on the entire party wall (all three floors) and that no kitchen fittings or equipment are attached to the party wall in the ground floor □Lounge/Kitchen□.

The following Note should also be attached:

Advisory Note - Acoustic insulation

Where existing buildings are sub-divided, it is important to ensure that the internal division provides reasonable resistance to the transmission of airborne sound via walls, floors and stairs, and to impact sound via floors and stairs, with respect to noise from the activities and any building services both within that building and from any adjoining buildings.

The development should comply with the requirements of □Approved Document E: Resistance to the passage of sound□ in Schedule 1 to the Building Regulations 2000 (as amended) and the applicant is advised to contact Derbyshire Building Control Partnership for advice on this matter. It is important to note that Building Regulations may not apply in all cases and that compliance with the Regulations may not be sufficient to prevent noise complaints, so specialist acoustic advice should also be sought. Failure to adequately address this matter at the construction stage could result in future enforcement action in response to complaints and the substantial cost of remedying inadequate sound insulation retrospectively.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
Pollution Control | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 10 February 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0051

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0051

Proposal:

Loft conversion with front and rear dormers to form a 8 bed HMO property (may affect the setting of a listed building)

Development Type:
Minor other

Location:
15 Hall Street Alfreton Derbyshire DE55 7BT

Applicant:
Mr Sucha Landa
15 Hall Street Alfreton Derbyshire DE55 7BT

Agent:
Mr Neil Whitehead
15 Hall Street Alfreton Derbyshire DE55 7BT

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0051

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager