

**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201824284
Name of Planning Officer dealing with the matter:	William Simcock
Application Number:	2018/93980
Proposed Development:	Change of use from house of multiple occupation to guest house
Location:	12 Cambridge Road, Huddersfield, HD1 5BU
Date Required By Planning:	02/01/2019

COMMENTS

I have reviewed the application for change of use and with the proposed application I have no concerns. However, this permission will allow the development to be changed within the parameters of the use class for C1. This includes for use of the premises in large groups which could then be used for a more hen, stag or a party house. Such uses would have a significant effect on the amenity of the neighbouring residential either side of this premises. Therefore, I recommend the conditions is required to protect the neighbouring residential from a loss of amenity:

1. Before deciding the application, a noise management plan shall be submitted to and approved in writing by the local planning. The plan shall detail the control measures that will be taken to ensure that excessive noise does not arise from the guests' use of the property and the actions that will be taken if guests at the property fail to observe the required control measures. The approved noise management plan shall be implemented before use commences and retained thereafter.

To ensure that any noise management plan submitted and agreed is enforceable it may also be best to make this a personal permission specific for this applicant.

Date:	21 January 2019	Officer:	Andrew Robinson 01484 221000