

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90757 - Prudential House, 69, New Street, Huddersfield, HD1 2BQ
Discharge of details reserved by condition 3 (noise), 4 (sound insulation), 5 (construction vehicles), 6 (wastes) on previous permission 2025/90578 for change of use and internal alterations of first, second and third floors to form 5 apartments (Listed Building within a Conservation Area)
Date Responded:
Friday, 17 April 2026

Responding Officer:
HK

Responding Ref:
WK/202609176

Thank you for consulting Environmental Health on the above discharge of condition application.

Comments

Our comments relate to the following conditions:

3. Prior to the undertaking of any conversion and construction of the development works hereby approved, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic, commercial/licensed premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- a) Determine the existing noise climate
- b) Predict the noise climate in living rooms (daytime), bedrooms (night-time) and other habitable rooms of the development
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

4. Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of 53dB DnTw + Ctr shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted to and approved in writing by the Local Planning Authority. All works comprised within those further measures shall be completed and further written evidence to demonstrate that the aforementioned sound insulation performance level has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

The applicant has submitted an Assessment of the Existing Noise Climate in the Vicinity of the Permitted Residential Development report Ref: DRUK/ACC/RS/PHNSH/3328, dated 23rd February 2026, prepared by Druk Limited.

The applicant has submitted an Assessment of the Sound Insulation of the Floors and Walls within the Prudential House Building report Ref: DRUK/ACC/RS/PHNSH/3328.1, dated 27th February 2026, prepared by Druk Limited.

The Assessment of the Existing Noise Climate in the Vicinity of the Permitted Residential Development report Ref: DRUK/ACC/RS/PHNSH/3328 has been submitted for the discharge

of condition 3. The report has undertaken an environmental noise survey and undertaken noise transmission calculations to determine the internal noise levels on the New Street and High Street façade elevations. Tables 4 & 5 present the Measured sound level summary of the existing noise climate survey for the respective facades. Tables 7 and 8 then present the Highest measured sound levels used in the assessments for the respective façade elevations. Tables 7 and 8 present the octave band central frequency noise levels for the Maximum value daytime period LAeq,T, Maximum value nighttime period LAeq,T, and Maximum value nighttime period L_{Amax,T}. These values were used to calculate internal noise levels with reference to elements (the façade construction walls, glazing and trickle ventilation). Tables 12 – 16 present the internal LAeq and L_{Amax} internal noise levels. The results show that:

“under the windows closed but ventilation openings open scenario and employing the adopted sound levels detailed in tables 7 and 8, the calculated internal noise levels within the permitted apartments would not exceed the adopted design guide levels”.

The report acknowledges that:

“As the Prudential House building on New Street in Huddersfield is both listed (Grade II) and within a conservation area, it is possible that the restrictions may be placed on the replacement of the existing glazing and frames, for modern sealed unit glazing, either within the same (modified) frames or replacement frames of a similar type to those that are currently present. In this case, the sealed unit glazing options detailed in table 10 above may be substituted for a secondary glazed option. In this case a secondary glazing option comprising the existing or replacement single glazed external panes, either 4 or 6mm thick, would require augmentation with a secondary 4mm internal pane with a 100 – 150mm cavity between the existing glazing and the secondary pane. Laboratory test data for this type of glazing, obtained from Selectaglaze, indicate that this configuration should provide a sound insulation value of around 43dB R_w with the octave band sound insulation values being as detailed in table 17 below. Again, an alternative glazing configuration would be acceptable providing the sound insulation performances are at least equivalent to the specifications detailed in table 17 below”.

Table 17. Secondary glazing, octave band sound insulation values

OBCF, Hz*	125	250	500	1k	2k	4k	Overall, R _w (C _{tr}) dB
4 - 6mm external pane, 100 – 150mm cavity, 4mm pane	25	35	41	45	44	46	43 (-5)

* Octave Band Centre Frequency

The above paragraph is particularly pertinent as it is unlikely that the standard double-glazing specifications discussed in section 7.1 and table 10 of this report are unlikely to be acceptable being a grade II listed building within a conservation area. The applicant must ensure that this particular element of the building’s façade complies to ensure internal noise levels meet the design criteria.

The Assessment of the Sound Insulation of the Floors and Walls within the Prudential House Building report Ref: DRUK/ACC/RS/PHNSH/3328.1 has been submitted for the discharge of condition 4. The report acknowledges in section 2 that:

“As the internal accommodation within the existing Prudential House building had been largely stripped out, it was not possible to conduct an assessment of the sound insulation of the existing elements by direct measurement. Consequently, the sound insulation of what will become the separating elements, walls and floors, between the permitted apartments within

the existing building have been assessed by calculation. Where necessary, suitable sound insulation enhancement measures have been proposed”.

Section 3 of the report confirms the sound insulation performance design criteria:

“As the permitted residential apartments will be formed from a conversion of the former commercial premises, Prudential House on New Street in Huddersfield, the permitted apartments would fall within the “Dwelling houses and flats formed by a material change of use” category detailed in Table 0.1a of Approved Document E. As such, the sound insulation performance of the separating elements should comply with the criteria in table 1”.

Table 1. Sound Insulation Performance Criteria

Rooms for Residential Purposes		
Situation	Airborne sound insulation, $D_{nT,w} + C_{tr}$ dB (Minimum Value)	Impact sound insulation, $L'_{nT,w}$ dB (Maximum Value)
Formed by material Change of use		
Walls	43	-
Floors and stairs	43	64

It should be noted that the above table differs from the requirements of condition 4, which states:

Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of 53dB $D_{nT,w} + C_{tr}$ shall be submitted to and approved in writing by the Local Planning Authority.

The report suggested the separating floors were of concrete construction and varied in thickness between 260-320mm with a density of the concrete forming the existing separating floors will be in the region of 2200kg/m³. The walls were constructed of masonry and were expected to have a density in the region of 1800kg/m³. Using floor to ceiling dimensions of 3.3m reducing to 3.2m for the floors separating the second and third floors, the airborne sound insulation was calculated and presented in tables 3 and 4, below:

Table 3. Calculated airborne sound insulation levels, existing floors

location	Calculated level, dB $D_{nT,w} + C_{tr}$	Minimum ADE performance, dB $D_{nT,w} + C_{tr}$	Planning condition 4, requirement, dB $D_{nT,w} + C_{tr}$
First to second floor	≈ 55	43*	53
Second to third floor	≈ 53 - 54	43*	53

* This requirement should be viewed in the light of the development's 'historic' status

Table 4. Calculated airborne sound insulation levels, existing walls

location	Calculated level, dB $D_{nT,w} + C_{tr}$	Minimum ADE performance, dB $D_{nT,w} + C_{tr}^*$	Planning condition 4, requirement, dB $D_{nT,w} + C_{tr}$
Apartment 1 to 2	≈ 54	43*	53
Apartment 3 to 4	≈ 54	43*	53

* This requirement should be view in light of the development's 'historic' status

The report concluded that:

“the existing concrete floor has the potential to provide a level of airborne sound insulation that would comply with the minimum performance requirement contained within ADE and the requirement contained within planning condition 4”.

“the existing masonry walls have the potential to provide a level of airborne sound insulation that would comply with the minimum performance requirement contained within ADE and the requirement contained within planning condition 4”.

Recommendation

The submitted reports - Assessment of the Existing Noise Climate in the Vicinity of the Permitted Residential Development report Ref: DRUK/ACC/RS/PHNSH/3328, and Assessment of the Sound Insulation of the Floors and Walls within the Prudential House Building report Ref: DRUK/ACC/RS/PHNSH/3328.1, dated 23rd February 2026 and 27th February 2026 respectively, prepared by Druk Limited satisfy the requirements of conditions 3 and 4 which may be discharged.