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**From:** Environmental Health  
**Sent:** 22 October 2024 16:09  
**To:** Development Control  
**Cc:** Sarah Papaleo  
**Subject:** PLANNING APP 4/24/2320/0F1 - 13 HOWGILL STREET, WHITEHAVEN  
**Attachments:** HMO Amenity Standards - Appendix B.doc Feb 2024.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for the above planning consultation.

There are no objections from Environmental Health subject to the following comments.

As an 8 bedroom house in multiple occupation, the property will require a Mandatory HMO licence from this Council and its amenity standards should comply to those attached above. Whilst the property is located within the Whitehaven Conservation Area, it is not a listed building and so internal fire doors and fire protection may be provided without compromise. A Fire Risk Assessment will also be required under The Regulatory Reform (Fire Safety) Order 2005.

Any demolition / construction works that may cause noise disturbance to neighbours are requested to be carried out within specified hours.

The dwelling also resides within the Whitehaven Smoke Control Area.

The following condition and advice is suggested:

- Noise and airborne pollutants from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours: Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Measures for the control of dust and other airborne pollutants from the site during the construction phase must be implemented.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Advices

- (i) The development will require a Mandatory HMO Licence from this Councils Private Housing team, and the amenity standards of the development should comply to the Council standards in the above attached document. It is an offence to operate a licensable HMO without a licence.
- (ii) The site is within the Whitehaven Smoke Control Area, designated under the Clean Air Act 1956, and residents and businesses must not emit smoke from a chimney and buy or sell unauthorised fuel for use unless it is used in an exempt appliance approved by DEFRA, see <https://uk-air.defra.gov.uk/sca/>

Regards

Environmental Health

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