

## Oliver Hoban

---

**From:** Environmental Health  
**Sent:** 13 February 2026 14:59  
**To:** Development Control  
**Cc:** Sarah Papaleo  
**Subject:** 4/26/2019/0F1 - 37 HIGH STREET, CLEATOR MOOR

### Change of use from a guest house (C1) to 4 x flats (C3) and erection of a 5m x 2.2m single storey rear extension

Thank you for the above planning consultation.

Environmental Health welcomes the property being brought back in to use; there has been numerous incidents of anti-social behaviour around this empty property in recent years. The proposed development is for 4 x flats within a detached pre-1919 dwelling. The property's age and construction offers poor sound insulation qualities and, whilst this may have sufficed for transient guests in a guest house, Environmental Health are conscious that the proposed development is a change of use to permanent living small flats. Part E (Resistance to sound) of the Building Regulations provides for a *minimum* standard of noise insulation between converted flats. Given the relatively intensive scale of this development, Environmental Health would request that an improved standard of noise insulation is provided so that residential amenity of the occupants is protected to a reasonable level. A condition on this is provided below.

We are aware that there has been some localised issues with foul drainage in this vicinity also. Can the applicants please provide a foul drainage external layout and assurance that the foul drainage is fit for the required purpose?

If the application is approved, we would also request that construction working times are limited to agreed hours.

In conclusion, therefore, Environmental Health do not object to this development and request that the following conditions are applied:

- Sound insulation – Submission of scheme and retention thereafter

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation. The scheme shall demonstrate that the following criteria will be achieved:

Minimum airborne sound insulation (walls and floors between each dwelling) – 56 dB DnT, w  
Impact Sound transmission (between floors) – 56 db L'nt, w

Reason: In order to safeguard the amenities of the occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build.

- Noise 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 Holiday.

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.

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

Regards

Environmental Health  
Public Health & Protection | Cumberland Council  
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

[cumberland.gov.uk](http://cumberland.gov.uk)

