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From: Environmental Health
Sent: 23 June 2026 14:27
To: Development Control
Cc: Sarah Papaleo
Subject: 4/26/2166/0F1 - 74 MARKET PLACE, WHITEHAVEN

Conversion of second floor to form three residential flats

Thank you for the above planning consultation.

There are no objections in principle to this proposed development from Environmental Health but we would like to raise several issues with the application.

We note that the two bedroom doors of flat 3 open directly in to an open plan living room / dining area / kitchen and this potentially poses a risk of entrapment in the event of a fire from the kitchen (higher risk area) given that the flats are located at height of more than 4.5 m from ground level. Can the hallway of flat 3 be extended to enclose both bedroom door openings and a fire-protected partition wall and fire door be provided to open in to the open plan area?

The proposed three flats are also to be constructed above two floors of commercial / retail use. Given that the dwellings are within an older property (pre-1919 construction) with poor sound insulation, we would request that an improved standard of sound insulation is provided to the floor between the three flats at second floor level and the non-residential use of the first floor below. Whilst the Building Regulations provide for a *minimum* standard of sound insulation, we are of the opinion that an improved standard is required in this instance to protect the amenity of the occupants to a reasonable degree.

In terms of noise disturbance from any construction activities, we would also request a limit on working hours.

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, with a maximum potential of 10 – 30%. This would indicate that full radon protection measures should be included within the conversion.

Alternatively the applicant can conduct a definitive property search or carry out a 3 month radon test inside the property to determine the presence of radon inside the property, see [UKradon - Introduction](#)

The following conditions are therefore requested to any approval that may be granted:

- 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 residential accommodation. In addition to mandatory Building Regulations standards on noise insulation, the scheme shall demonstrate that the following criteria will be achieved between the floor of the three second floor flats and the level below on the first floor level:

Minimum airborne sound insulation (between floor of each respective flat) – 56 dB DnT, w

Impact sound transmission (between floor of each respective flat) – 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 the measures can be included 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

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