From: **Michael Lavender** <michael.lavender@adur-worthing.gov.uk>
Date: Thu, 29 Jan 2026 at 16:49
Subject: AWDM/1287/25 97 Pavilion Road
To: Finlay Gardner <finlay.gardner@adur-worthing.gov.uk>
Cc: Louise Prew <louise.prew@adur-worthing.gov.uk>

Hi Finlay,

The development backs onto the railway line Therefore they will need an acoustic scheme to protect the rear facade and new dormas from railway noise. For this purpose I would recommend a Pro PG noise assessment.

Furthermore, I understand that a HMO rooms could be used as a general living space as well as for sleeping, and depending on lifestyles of the occupants, music and tv noise could cross the party wall to adjacent bedrooms in the adjoining property. Given the age of the existing property and the lived experience of the neighbour regarding existing sound insulation, I would recommend a condition to ensure the party wall in the converted property achieves new build standards. This would be a 2dB improvement on the Building Regs standard for conversions.

- Construction work shall not commence until a scheme for protecting the neigbouring residential property from noise has been submitted to and approved by the local planning authority. All works which form part of the scheme shall be completed and tested before the new use commences.. The scheme shall be designed to achieve a minimum airborne sound insulation value of 45dB (DnTw+Ctr dB) for the party wall. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and achieve the specified criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.
- Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the railway has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and the scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the good indoor ambient noise levels for dwellings specified in BS8233:2014, Guidance on Sound INsulation and Noise Reduction for Buildings. The final acoustic scheme shall also consider ventilation and overheating, should windows need to be kept closed to achieve the internal noise standards.

Kind Regards

Michael Lavender
Senior Environmental Health Officer