

Hi Katie,

Thank you for this.

I reviewed the Noise Mitigation Strategy – dated 15th June 2026 and find it acceptable for the proposed use of the shed located on the north west boundary of the garden at 23 Oatlands Road.

The important information is that the gym is intended solely for personal and domestic use, with no commercial use, classes, or group training proposed. Any audio played within the gym would remain internal only and at normal domestic listening levels.

Couple of conditions are required:

- The gym/shed hereby approved shall be used solely for purposes incidental to the enjoyment of the dwelling known as 23 Oatlands Road and shall not be used for any commercial, business, professional, recreational, instructional, or fitness training purposes involving members of the public.

The gym shall not be used for the provision of fitness classes, personal training services, group training sessions, memberships, or any other activity undertaken for financial gain or reward.

Reason: To ensure that the development remains ancillary to the residential use of the property and to protect the amenities of neighbouring occupiers from potential disturbance, traffic, and parking impacts.

- The use of the gym shall not result in any music, amplified sound, or noise being audible beyond the boundary of the application site.

Reason: To protect the living conditions of nearby residents.

I don't think it's correct to restrict operating hours on something that is in your property.

If an air conditioning unit or any other mechanical plant is proposed to be installed a noise assessment will be required:

- Prior to the installation or first operation of any air conditioning, ventilation, or other external mechanical plant associated with the gym, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound) . The assessment should be carried out by an qualified acoustician and should include a noise survey over an acceptable duration.

The assessment shall demonstrate that the rating level of any plant noise will be at least 5 dB below the existing background sound level at the closest noise-sensitive receptor.

Any mitigation measures identified (including but not limited to acoustic enclosures, silencers, anti-vibration mounts, or repositioning of plant) shall be implemented in full prior to first operation and thereafter permanently maintained.

Reason: To protect the amenity of nearby residential occupiers from noise arising from mechanical plant in accordance with BS 4142 and local planning policy.

Thank you

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution