

Planning and noise guidance

This guidance is to help developers and consultants who are involved in developments where planning permission is required, and noise is a consideration.

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1. When is a noise survey and report required?

A noise survey and report may be required at the application stage or once planning permission has been granted. A noise survey and report are required if:

- the proposed development will be sensitive to noise and is likely to be affected by existing noise sources, for example:
 - a housing development near to a busy road
 - a railway or commercial activity
- the proposed development will create noise which may affect nearby noise sensitive properties, for example, a new commercial activity near existing residential properties

2. What is the noise report for?

The noise report is to demonstrate that:

- the source of noise is fully understood and quantified
- all nearby noise sensitive receptors have been identified
- the impact on any receptors has been determined with reference to noise standards

The report will also set out control measures where it's necessary to reduce noise to acceptable levels. For example, the installation of different glazing so that internal noise standards are met.

3. When should a noise report be submitted?

A noise survey and report should be submitted during pre-application discussions or with a planning application. In some circumstances, a planning condition will be included on the planning permission requiring the submission of a noise report.

As noise surveys are usually carried out prior to completion of a development, compliance with any noise standards are demonstrated by calculation. However, we may ask for a post-completion noise survey to prove that noise standards have been achieved.

4. Who can carry out a noise assessment and provide a report?

A noise survey must be carried out by a suitably qualified acoustic consultant. A list of consultants can be obtained from:

- [Association of Noise Consultations](#), 01727 896092
- [Institute of Acoustics](#), 01727 848195

5. What noise survey methods are accepted?

Your noise consultant will be able to advise you. However, the following methods will normally be acceptable

5a Planning policy guidance note 24 (PPG24)

This guidance has been withdrawn. However the noise survey method can be used to assess whether an existing noise source may impact on a proposed development.

A full 24-hour noise survey is normally required, although the shortened measurement procedure in the 'calculation of road noise' (CRTN) can be used if appropriate.

5b British standard BS4142:2014

This standard is used where a proposed development is likely to introduce additional noise that may affect sensitive properties.

6. What information needs to be included in the noise survey report?

1. The reason for and scope of the report
2. Location plan of proposed development and likely receptors
3. Methodology used to include:
 - a. location of noise monitoring
 - b. equipment used
 - c. weather conditions
4. Reasons for deviations from standard methods
5. Full table of results
6. Comparison of survey results with noise standards
7. Recommendations for noise control measures
8. Full calculations of the noise reductions expected to support any suggested noise control measures

7. Does the council have any noise standards for developments?

8.1 Proposed residential development which may be exposed to existing noise

A planning application will need to include proposals to achieve the following noise levels in habitable rooms and outdoor areas. These levels are based on:

- 'good' internal noise levels for bedrooms
- 'reasonable' internal noise levels for living rooms, as set out in British Standard, BS8233:2014

Daytime noise

- **Area: living rooms**
- Time: 7am to 11pm
- Maximum noise level: 40 dBLAeq (16hr)

- **Area: outdoor amenity**
- Time: 7am to 11pm
- Maximum noise level: 55 dBLAeq (1hr)

Night time noise

- **Area: bedrooms**
- Time: 11pm to 7am
- Maximum noise level: 30 dBLAeq (8hr) / 45 dBLAmax

These levels must be achieved with windows open. For the purposes of calculation, and unless specific window attenuation calculations are provided, noise reduction through a partially open window should be assumed to be 15dBA.

On some noisy sites it will not be possible to achieve the required internal noise levels with the windows open. In these circumstances, the following standards will be applied.

- All schemes for ventilation shall comply with [Building Regulations approved document F](#).
- Alternative positive input mechanical ventilation shall be provided. Ventilation slots alone will not be sufficient. **Please note:** trickle vents with air extracted from bathrooms and kitchens is not sufficient for the thermal comfort of occupants in warm weather and **will not be accepted**.
- There's no requirement for windows to be fixed closed.

8.2 Proposed industrial or commercial development of an industrial nature that may affect existing residential properties

[British Standard BS 4142:2014+A1:2019](#) is intended to be used to assess whether noise from the following sources is likely to give rise to complaints from people living nearby:

- factories
- industrial premises
- installations
- sources of an industrial nature in commercial premises.

To ensure that complaints are unlikely, the noise level from a new source shall be at least 10dB below existing background levels at the nearest sensitive receptor. Where the new noise source contains distinguishable tones, such as a whine, hiss or hum, the noise level shall be reduced by a further 5dB.

Where the BS 4142 assessment indicates that the above standard cannot be achieved, the planning application will normally be refused.

8.3 Proposed commercial development that may affect existing residential properties

A planning application will need to include proposals to achieve the following noise levels in existing residential properties. These levels are based on 'good' internal noise levels for bedrooms and reasonable internal noise levels for living rooms, as set out in British Standard, BS8233:2014.

Daytime noise

- **Area: living rooms**
- Time: 7am to 11pm
- Maximum noise level: 40 dBLAeq (16hr)

- **Area: outdoor amenity**
- Time: 7am to 11pm
- Maximum noise level: 55 dBLAeq (1hr)

Night time noise

- **Area: bedrooms**
- Time: 11pm to 7am
- Maximum noise level: 30 dBLAeq (8hr) / 45 dBLAmax

8.4 Proposed commercial development which includes music or entertainment

Please contact the Environmental Protection team for advice:

neighbourhooddelivery@luton.gov.uk.

8.5 Noise between residential properties

Residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in [Building Regulations approved document E](#).

9. Are there any noise control measures the council prefers?

Layout, orientation and screening of buildings should be considered before sound insulation:

- position and orientate the development to minimise noise disturbance
- avoid placing bedrooms next to kitchens, living rooms or bathrooms in adjacent properties
- avoid placing bedrooms next to stairwells, entrance halls or lift shafts
- ideally no windows should face a busy road, railway or commercial activity - if this is not possible, only windows of non-habitable rooms such as kitchens and bathrooms should face a noise source

10. How can I minimise pollution during construction works?

Working hours, deliveries and vehicle movements must be restricted to:

- 8 am to 6 pm, Monday to Friday
- 8 am to 1 pm, Saturday
- no working on Sundays or bank holidays

10.1 Other pollution-reducing guidance

- Any dust produced as a result of demolition, construction and vehicle movements must be kept to a minimum by damping down with water.
- No burning is to take place on any demolition or building site.
- All waste materials must be removed and disposed of at an authorised waste disposal site.

For more information on minimising pollution, visit [Luton.gov.uk/Construction](https://luton.gov.uk/Construction).

11. Contact us

Environmental Protection team

- 01582 510 330
- neighbourhooddelivery@luton.gov.uk