
From: Walgate, Dave <Dave.Walgate@laganhomes.com>
Sent: 28 August 2025 14:16
To: Lesley Keal
Cc: Ashleigh Gade
Subject: RE: Ratby 25/00473/DISCON

Hi Lesley / Ashleigh,

Please see my below replies in Blue. Hopefully this clears up the points raised.

Regards,

Dave Walgate
T: 07715 372 347

From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 28 August 2025 13:41
To: Walgate, Dave <Dave.Walgate@laganhomes.com>
Cc: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: RE: Ratby 25/00473/DISCON

Hi Dave

This is with Ashleigh Gade.

To provide resilience to the team and because I have had so many discharges, they took the decision to allocated DoC applications to other officers. This being one of them.

I can see that the comments have been received from our EHO which is detailed below :

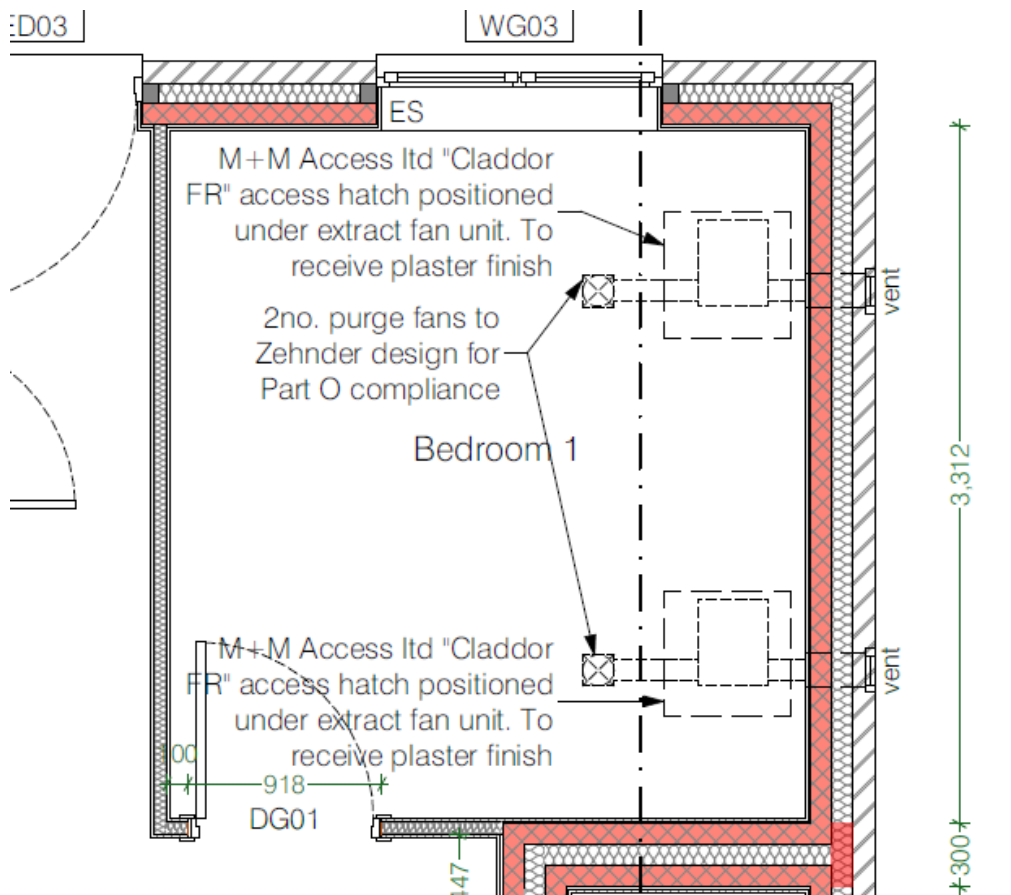
The noise investigation report submitted for this application states the following i.e. windows are to be closed to meet standards (with specified glazing and ventilation).

Predicted levels, in conjunction with highest maximum noise levels, are of a magnitude where the proposed triple glazed system, providing a minimum sound reduction of between 27 dB Rw+Ctr and accompanied by a ventilator providing a performance between 37 and 42 dB Dn,e,w+Ctr, would be required to meet the internal design targets for residential use within BS 8233: 2014/WHO, 1999 during daytime and night-time periods.

The over heating assessment for plots 44, 45, 51 and 52 states the following i.e. continuous extract fans in wet rooms and extract fan in bedrooms; although this statement only refers to plots 44 and 45, it needs to be confirmed that this also relates to plots 51 and 52. [The House type in question \(Maisonette\) for Plots 44/45 + 51/52 failed the simplified Part O assessment completed by Energist initially to all House Types. Upon the failure we completed the Dynamic Modelling which then informed us of the requirement of a purge fan requirement as per the below. We can confirm whilst the report only states Plots 44/45 it does also relate to Plots 51/52 as they are the same house style and both in the same orientation on the site \(in fact about 5m apart – see below screen snip of the layout.](#)



The upper floor unit (Plot 45) achieves compliance through a natural ventilation strategy, supported by continuous extract fans in wet rooms. With windows modelled to open during the day in the living space and both during the day and night in the bedroom, the design provides sufficient airflow to maintain occupant comfort. For the ground floor unit (Plot 44), where windows may need to remain closed overnight for security reasons, a mixed-mode ventilation strategy has been adopted. This includes background purge ventilation in the form of a minimum 35 l/s extract fan in the bedroom, openable windows in the living area during daytime hours, and continuous mechanical extract in wet rooms. This approach is expected to deliver effective ventilation and maintain thermal comfort for occupants. *That is correct of the dynamic modelling for the 1st floor maisonette and also the ground floor maisonette with the purge fan, of which our working drawings indicate the Purge fans required.*



I am unsure what is required for all other plots; I have seen the over heating reports for the other house types and they state a mechanical ventilation strategy is required but no details have been provided on this strategy, which is required. For the remaining Plots, these all passed the simplified overheating assessment, of which the strategy of the assessment was of our standard practice which is to place continuous running decentralised extract fans to wet rooms/kitchens/utility rooms (where applicable) with natural ventilation via trickle vents to habitable rooms (trickle ventilation to meet the Type 1/Type 2 requirements as per the Acoustic Report)

I have copied Ashleigh in so she is aware I have sent these over to you

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

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Advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

From: Walgate, Dave <Dave.Walgate@laganhomes.com>
Sent: 28 August 2025 13:13
To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Subject: Ratby 25/00473/DISCON

Hi Lesley,

Can you let me know where we are at with Application 25/00473/DISCON – I had determination due around 07/07/25.

Regards,

Dave Walgate
T: 07715 372 347



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