

Proposed single storey extension to create a function room and external roof terrace

Thank you for the further above consultation and the additional information submitted in the 'Noise Impact Assessment' and 'Noise Management Plan', both received in September 2026.

We understand that these documents were submitted after some concern from local residents was raised about possible noise and anti-social behaviour in relation to use of the external roof terrace.

The 'Noise Impact Assessment' establishes that the dominant noise source in the area may be from passing road traffic.

This, and the installation of an acoustic fence, can help to mask noise from the pub though louder amplified music and raised customer voices can be perceived much more negatively by receptors.

It can be difficult to precisely predict noise levels from pubs' activities – in particular amplified lower frequency bass music can carry and 'noise creep' from a crowd of pub patrons gradually talking louder as the evening progresses; as their noise level increases, so they need to talk louder to be easily understood.

In the latter instances, the procedures laid out in the Noise Management Plan are more helpful – good management of the facility and patrons can stop / avoid noise problems.

In order to provide further reassurance to residents, redress from the statutory nuisance provisions of the Environmental Protection Act 1990 will also be available, as well as the provisions in the pub's premises licence.

The pub's current premises licence may require a variation to take account of the proposed external roof terrace, though in any case, Cumbria Police and the Councils Licensing and Environmental Health teams ensure that the licensing objectives laid out in the Licensing Act 2003 are overseen and met.

If necessary, extra conditions on the premises licence can be imposed if problems are encountered and, in extreme cases, the premises licence can be withdrawn from the operator and management staff can be changed.

It is noted that the proposed 21.30 hours curfew on the external roof terrace is not opposed by the applicant, and this should help to avoid later evening disturbance.

Environmental Health therefore welcome the submitted additional above information and do not object to this proposed development.

Regards

Environmental Health

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