



Basement, Building C, The Triangle Building, Stables Market
Chalk Farm Road, Camden, NW1 8AH
Noise Impact Assessment & Mitigation Strategy

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On behalf of: Camden Market Holdings Limited
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1.0 Qualifications and experience

- 1.1 My name is Richard Vivian. I am the founder and director of Big Sky Acoustics Ltd. Big Sky Acoustics is an independent acoustic consultancy that is engaged by local authorities, private companies, public companies, residents' groups and individuals to provide advice on the assessment and control of noise.
- 1.2 I have a Bachelor of Engineering Degree with Honours from Kingston University, I am a Member of the Institution of Engineering & Technology, the Institute of Acoustics and the Institute of Licensing.
- 1.3 I have over thirty years of experience in the acoustics industry and have been involved in acoustic measurement and assessment throughout my career. My professional experience has included the assessment of noise in connection with planning, licensing and environmental protection relating to sites throughout the UK. I have given expert evidence in the courts, in licensing hearings, in planning hearings and inquiries on many occasions.

2.0 Introduction

- 2.1 Big Sky Acoustics Ltd was instructed by Nadina Reusmann, Director of Planning and Heritage at LabTech London Limited, to carry out an assessment of the impact of noise from the proposed change of use from use class sui generis restaurant, nightclub, ancillary bar and events space to use class sui generis entertainment, restaurant, ancillary bar and events space.
- 2.2 This report was prepared following discussions with the client team, inspection of drawings, and an examination of the historic planning file. I have carried out numerous noise measurement surveys and observations in the market area and am familiar with the area, and the previous operation of 'Shaka Zulu' at this site.
- 2.3 A glossary of acoustical terms used in this report is provided in Appendix A.
- 2.4 All sound pressure levels in this report are given in dB re: 20µPa.

3.0 Site and surrounding area

- 3.1 The location of the site is shown in Appendix B.
- 3.2 The application site has excellent access to public transport and the second highest PTAL¹ rating of 6a.
- 3.3 Camden Town underground station is 350m to the south and Chalk Farm 560m to the north west. Camden Road rail station is 500m to the east. The site is served by

¹ The public transport accessibility level (PTAL) is a method used to assess the access level of geographical areas to public transport. The result is a grade from 1–6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

many bus routes, including routes 24, 27, 31, 168, 134, 214 and C2 all stopping within 270m of the site.

- 3.4 The noise climate at this location is characterised by continuous traffic, rail noise, commercial aircraft and significant pedestrian footfall as well as general activity in the market area. Daytime and early evening activity on the market site is primarily retail and food led, and in the summer there is significant footfall from visitors to Camden. The commercial office space in the area also contributes to daytime footfall. There is activity in the evening associated with restaurants, bars and other leisure uses both on the market estate and in the wider Camden area.
- 3.5 It is important when assessing the impact of noise from a change of use at this location to understand the concept of *additional* noise associated with the use. The incremental change to noise levels caused by the proposed use where it replaces the already established noise and activity of the Shaka Zulu operation is, on balance, likely to result in no increase, and most likely a reduction, of noise in the immediate area. There is substantial shielding provided by the structure of the market buildings and all noise from the proposed use, when correctly controlled, would not be detectable at residential properties.

4.0 Criteria

NPPF

- 4.1 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.
- 4.2 Paragraph 81 of the NPPF requires that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.3 References to noise can be found in Section 15 titled "Conserving and enhancing the natural environment". The NPPF states at Paragraph 174 sub-paragraph (e) *"Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans"*.
- 4.4 The NPPF states at Paragraph 185 that *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions*

and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason".

- 4.5 The comments about *adverse impacts on health and quality of life* are referenced² to the Noise Policy Statement for England (NPSE) published by the Department for Environment, Food & Rural Affairs in 2010. The NPSE is intended to apply to all forms of noise, including environmental noise, neighbour noise and neighbourhood noise.
- 4.6 The NPSE sets out the Government's long-term vision to *'promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development'* which is supported by the following aims:
- *Avoid significant adverse impacts on health and quality of life;*
 - *Mitigate and minimise adverse impacts on health and quality of life.*
- 4.7 The NPSE defines the concept of a 'significant observed adverse effect level' (SOAEL) as *'the level above which significant adverse effects on health and quality of life occur'*. The following guidance is provided within the NPSE: *'It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available.'*
- 4.8 The Planning Practice Guidance (PPG) on Noise published by Ministry of Housing, Communities & Local Government in March 2014 (last revised on 22 July 2019) is written to support the NPPF with more specific planning guidance on how planning can manage potential noise impacts in new development.
- 4.9 The PPG reflects the NPSE and states at Paragraph 001 that noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced).
- 4.10 The PPG clarifies at Paragraph 002 that it is important to look at noise in the context of the wider characteristics of a development proposal, its likely users and

² NPPF at footnote 65

its surroundings, as these can have an important effect on whether noise is likely to pose a concern.

Perception	Examples of Outcomes	Increasing Effect Level	Action
No Observed Effect Level (NOEL)			
Not present	No Effect	No Observed Effect	No specific measures required
No Observed Adverse Effect Level (NOAEL)			
Present and not intrusive	Noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life	No Observed Adverse Effect	No specific measures required
Lowest Observed Adverse Effect Level (LOAEL)			
Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level (SOAEL)			
Present and disruptive	The noise causes a material change in behaviour, attitude or other physiological response, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area	Significant Observed Adverse Effect	Avoid
Present and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological stress, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Figure 1: PPG Noise Exposure Hierarchy Table (revision date: 22.07.2019)

- 4.11 The PPG expands upon the concept of SOAEL (together with Lowest Observed Adverse Effect Level, LOAEL and No Observed Effect Level, NOEL) as introduced in the NPSE and provides a table of noise exposure hierarchy for use in noise impact assessments in the planning system.
- 4.12 Figure 1 is reproduced from PPG Paragraph 005 and summarises the noise exposure hierarchy, based on the likely average response.
- 4.13 The PPG at Paragraph 005 considers that a noise impact with an effects level which is lower than SOAEL is acceptable but that consideration needs to be given to mitigating and minimising those effects (taking account of the economic and social benefits being derived from the activity causing the noise).
- 4.14 When the significant observed adverse effect level boundary is crossed noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is predicted to be above this level the planning process should be used to avoid this effect occurring, for example through the choice of sites at the plan-making stage, or by use of appropriate mitigation such as by altering the design and layout. While such decisions must be made taking account of the economic and social benefit of the activity causing or affected by the noise, it is undesirable for such exposure to be caused.
- 4.15 At the highest extreme, noise exposure would cause extensive and sustained adverse changes in behaviour and/or health without an ability to mitigate the effect of the noise. The impacts on health and quality of life are such that, regardless of the benefits of the activity causing the noise, this situation should be avoided.

The London Plan - March 2021

- 4.16 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in "general conformity" with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.
- 4.17 **Policy HC5** promotes the continued growth and evolution of London's diverse cultural facilities and creative industries. It supports, where appropriate, the development of new cultural venues in town centres and places with good public transport connectivity.

- 4.18 **Policy HC6** promotes the night-time economy³, where appropriate. It protects and supports evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues, and encourages the management of the night-time economy through an integrated approach to planning and licensing.
- 4.19 **Policy SD4** concerns the CAZ and seeks to promote unique international, national and London-wide roles of the CAZ, based on an agglomeration and rich mix of strategic functions and local uses. The policy also states that *"the unique concentration and diversity of cultural, arts, entertainment, night-time economy and tourism functions should be promoted and enhanced"*.
- 4.20 **Policy D14** concerns noise and seeks to ensure that proposals reduce, manage and mitigate noise to improve health and quality of life proposals by avoiding significant adverse impacts, along with other criteria and measures.

Camden Local Plan Policies A4 and A1

- 4.21 The Local Plan was adopted by Camden Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. Noise and vibration can have a significant impact on amenity, quality of life and well being. Local Plan Policies A4 (Noise and vibration) and A1 (Managing the impact of development) seek to protect residents of both existing and new residential developments and the occupiers of other noise-sensitive developments from the adverse effects of noise and vibration.
- 4.22 Appendix 3 of the Local Plan supports these policies and sets out expected standard in terms of noise and vibration. Table D proposes noise levels applicable to proposed entertainment premises and indicates that night time noise levels in gardens that does not exceed the higher of 45dB $L_{Aeq,5mins}$ or 10dB below the existing $L_{Aeq,5mins}$ would be rated as LOAEL (see Figure 1) and noise that does not exceed the higher of 46-50dB $L_{Aeq,5mins}$ or 9-3dB below the existing $L_{Aeq,5mins}$ would be rated as LOAEL to SOAEL. It also proposes internal levels in bedrooms at night (23:00-07:00hrs) that do not exceed NR25 when measured as a 15-min L_{eq} .

Licensing Act 2003

- 4.23 It is a material consideration that the use requires licensing under the Licensing Act 2003. Activity on the site will therefore be subject to a separate, and powerful, relevant regulatory regime. Because the premises is licensed there is also an opportunity for scrutiny of the premises licence and all licensable activities at the site at any time under the review process provided by the Licensing Act 2003.

³ The night-time economy refers to all economic activity taking place between the hours of 6pm and 6am, and includes evening uses. Night-time economic activities include eating, drinking, entertainment, shopping and spectator sports, as well as hospitality, cleaning, wholesale and distribution, transport and medical services, which employ a large number of night-time workers - paragraph 7.6.1 The London Plan.

- 4.24 The Licensing Act 2003 requires the Camden Council, in its role as Licensing Authority, to carry out its various licensing functions so as to promote the following four licensing objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevent of public nuisance
 - The protection of children from harm
- 4.25 Each objective is of equal importance. It is important to note that there are no other licensing objectives, therefore these four are of paramount importance at all times. The Licensing Authority must base its decisions, in relation to determining applications and attaching any conditions to licences, on the promotion of these licensing objectives.
- 4.26 The Licensing Act 2003 further requires this Licensing Authority to publish a Statement of Licensing Policy (SLP) that sets out the policies the Licensing Authority will apply to promote the licensing objectives when making decisions on applications made under the Act. The current SLP replaces our previous version published on 31 January 2017 and covers the period from 31 January 2022 to 30 January 2027. The current SLP states at paragraph 7.32: *"We are keen to encourage diverse forms of entertainment throughout the borough, but at the same time recognise that this can, if not properly managed, give rise to public nuisance concerns that impact adversely on people who live near licensed premises."*
- 4.27 When it comes to the evaluation of noise under the Licensing Act an understanding of the concept of *public nuisance* is essential. Public nuisance is not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include, in appropriate circumstances, the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.
- 4.28 Once those involved in making licensing decisions are satisfied of the existence of a public nuisance, or its potential to exist, the question is how to address it. Home Office Guidance⁴ is useful in this regard and explains that, in the context of noise nuisance, conditions might be a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time, noting that conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable.
- 4.29 The guidance is clear that any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community.

⁴ Revised Guidance issued under section 182 of the Licensing Act 2003, July 2023

- 4.30 The guidance also states that any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11pm and 8am even though it is deregulated at other times.
- 4.31 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises.
- 4.32 A premises licence (PREM-LIC\3081) was granted to the Camden Market Management Company Limited for the site on 12 January 2009. In 2022 JunkYard Golf (PREM-LIC\113059) & Camden Market Management Company Limited (PREM-LIC\113064) made applications for new premise licences surrendering the original (PREM-LIC\3081). The premises licences authorise the carrying out of licensable activities at the site between 10:00-02:00hrs Monday to Sunday, with extended hours on Christmas Eve and New Year's Eve permitted.

Other relevant legislation

- 4.33 In addition to the protection afforded under planning controls and the Licensing Act 2003, members of the public are protected from noise that is a nuisance.
- 4.34 The Environmental Protection Act 1990 part III deals with statutory nuisance which includes noise. This Act allows steps to be taken to investigate any complaints which may then result in the issuing of an abatement notice and a subsequent prosecution of any breach of the notice. A statutory nuisance is a material interference that is prejudicial to health or a nuisance.
- 4.35 The Clean Neighbourhoods and Environment Act 2005 deals with many of the problems affecting the quality of the local environment and provides local authorities with powers to tackle poor environmental quality and anti-social behaviour in relation to litter, graffiti, waste and noise. A fixed penalty notice can be issued when noise exceeds the permitted level at night as prescribed under the Noise Act 1996 as amended by the Clean Neighbourhoods and Environment Act. The permitted noise level using A-weighted decibels (the unit environmental noise is usually measured in) is 34dBA if the underlying level of noise is no more than 24dBA, or 10dBA above the underlying level of noise if this is more than 24dBA.
- 4.36 The Anti-Social Behaviour, Crime and Policing Act 2014 defines anti-social behaviour as "*conduct that has caused, or is likely to cause, harassment, alarm or distress to any person*"; "*conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises*"; or "*conduct capable of causing housing-related nuisance or annoyance to a person*". The Act contains a range of powers intended to support Local Authority and partner bodies

deal with anti-social behaviour. These include powers of premises closure in cases of nuisance or disorder which may support primary legislation.

British Standard 8233

- 4.37 BS8233:2014 states that for steady external noise sources, it is desirable that the internal ambient noise level in dwellings does not exceed the guideline values in the table shown below.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

Figure 2: Indoor ambient noise levels for dwellings (from BS8233 Table 4)

- 4.38 Annex G of BS8233 informs that windows, and any trickle ventilators, are normally the weakest part of a brick and block façade. Insulating glass units have a sound insulation of approximately 33 dB R_w and, assuming suitable sound attenuating trickle ventilators are used, the resulting internal noise level ought to be determined by the windows. If partially open windows are relied upon for background ventilation, the insulation would be reduced to approximately 15 dB.

Operational objectives

- 4.39 Camden Market Management Company Limited is committed to promoting good relationships with their commercial and residential neighbours and therefore, in addition to all statutory obligations, it is a primary operational objective that noise from the proposed use will not have a detrimental impact on the neighbourhood.
- 4.40 Operational procedures for Junkyard Golf Club have been reviewed by the applicant's team and are presented at Appendix C.

5.0 Balancing planning and licensing noise conditions

- 5.1 The guidance issued under Section 182 of the Licensing Act 2003 is clear in its general principles (Para 1.16) that *"[licence conditions] should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation"*.
- 5.2 Similarly planning guidance has, for a long time, stated that additional planning conditions which duplicate the effect of other legislation should not be imposed, and current planning practice guidance is clear that conditions requiring compliance with other regulatory requirements will not meet the test of necessity and may not be relevant to planning.

- 5.3 The House of Lords in its 2017 post-legislative scrutiny of the Licensing Act found that it is not only permissible, but logical, to look at licensing as an extension of the planning process.
- 5.4 The pragmatic approach to specifying relevant requirements for noise control conditions is that the more general noise criteria relating to the principle of use of the site are applied under the planning regime and more specific requirements relating to licensable activities such as hours of operation, the requirement for controls on regulated entertainment, or the need for a dispersal policy, are more effectively implemented and enforced through the licensing process.

6.0 Mitigation strategy - remedial works

- 6.1 The existing building envelope and surrounding structures already provides screening and containment of noise. The historic operation of Shaka Zulu has been able to continue without complaint of music noise breakout.
- 6.2 The building is being refurbished and additional works will further enhance the integrity of the building envelope to contain noise.

7.0 Mitigation strategy - operational controls

- 7.1 Operational procedures have been reviewed by the applicant's team and are presented at Appendix C.
- 7.2 Noise management procedures will be an integral part of all employee training and will be regularly reviewed.

8.0 Mitigation strategy - sound system controls

- 8.1 The sound system will be checked to ensure that the maximum operating level does not impact on residential amenity at the nearest noise sensitive properties. Assessment will be carried out, wherever possible, from the nearest noise sensitive property itself at a time when ambient noise is at its lowest (but within normal operating hours of the premises). Maximum operating level will be set, and locked, in the tamper-proof system processor and documented. This limiter setting procedure can be carried out in conjunction with a technical officer of Camden Council.

9.0 Conclusions

- 9.1 Big Sky Acoustics Ltd was instructed by Nadina Reusmann, Director of Planning and Heritage at LabTech London Limited, to carry out an assessment of the impact of noise from the proposed change of use from use class sui generis restaurant,

nightclub, ancillary bar and events space to use class sui generis entertainment, restaurant, ancillary bar and events space.

- 9.2 This assessment makes reference to the National Planning Policy Framework, the Noise Policy Statement for England, Planning Practice Guidance on Noise, Local Planning Policy, the Environmental Protection Act 1990, the Clean Neighbourhoods and Environment Act 2005, the Noise Act 1996, the Anti-Social Behaviour, Crime and Policing Act 2014, the Licensing Act 2003, Camden Statement of Licensing Policy, British Standard 8233, relevant industry guidance, and the operational objectives of the applicant.
- 9.3 Noise will not have a negative impact on residential amenity, or adversely impact on the licensing objectives, as activity is contained within the building, all amplified sound is controlled by a limiter, and best-practice operational policies will be in place to ensure any noise generating activity is minimised. With these controls in place noise will be below the Lowest Observed Adverse Effect Level (LOAEL) and therefore compliant with local and national planning policy as well as the licensing objective of the prevention of public nuisance.
- 9.4 Given the location, and the fact the proposal replaces Shaka Zulu with a modern competitive socialising venue, it is my professional opinion that on balance, this application is likely to result in no increase, and most likely a reduction, of noise in the immediate area.



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Appendix A - Terminology

Sound Pressure Level and the decibel (dB)

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. In order to cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 140 dB (threshold of pain).

Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kilohertz (kHz), where 1 kHz = 1000 Hz. Young people with normal hearing can hear frequencies in the range 20 Hz to 20,000 Hz. However, the upper frequency limit gradually reduces as a person gets older.

A-weighting

The ear does not respond equally to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would actually hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dBA. A change of 3dBA is the minimum perceptible under normal everyday conditions, and a change of 10dBA corresponds roughly to doubling or halving the loudness of sound.

C-weighting

The C-weighting curve has a broader spectrum than the A-weighting curve and includes low frequencies (bass) so it can be a more useful indicator of changes to bass levels in amplified music systems.

Noise Indices

When a noise level is constant and does not fluctuate over time, it can be described adequately by measuring the dB level. However, when the noise level varies with time, the measured dB level will vary as well. In this case it is therefore not possible to represent the noise level with a simple dB value. In order to describe noise where the level is continuously varying, a number of other indices are used. The indices used in this report are described below.

- L_{eq}** The equivalent continuous sound pressure level which is normally used to measure intermittent noise. It is defined as the equivalent steady noise level that would contain the same acoustic energy as the varying noise. Because the averaging process used is logarithmic the L_{eq} is dominated by the higher noise levels measured.
- L_{Aeq}** The A-weighted equivalent continuous sound pressure level. This is increasingly being used as the preferred parameter for all forms of environmental noise.
- L_{Ceq}** The C-weighted equivalent continuous sound pressure level includes low frequencies and is used for assessment of amplified music systems.
- L_{Amax}** is the maximum A-weighted sound pressure level during the monitoring period. If fast-weighted it is averaged over 125 ms, and if slow-weighted it is averaged over 1 second. Fast weighted measurements are therefore higher for typical time-varying sources than slow-weighted measurements.
- L_{A90}** is the A-weighted sound pressure level exceeded for 90% of the time period. The L_{A90} is used as a measure of background noise.

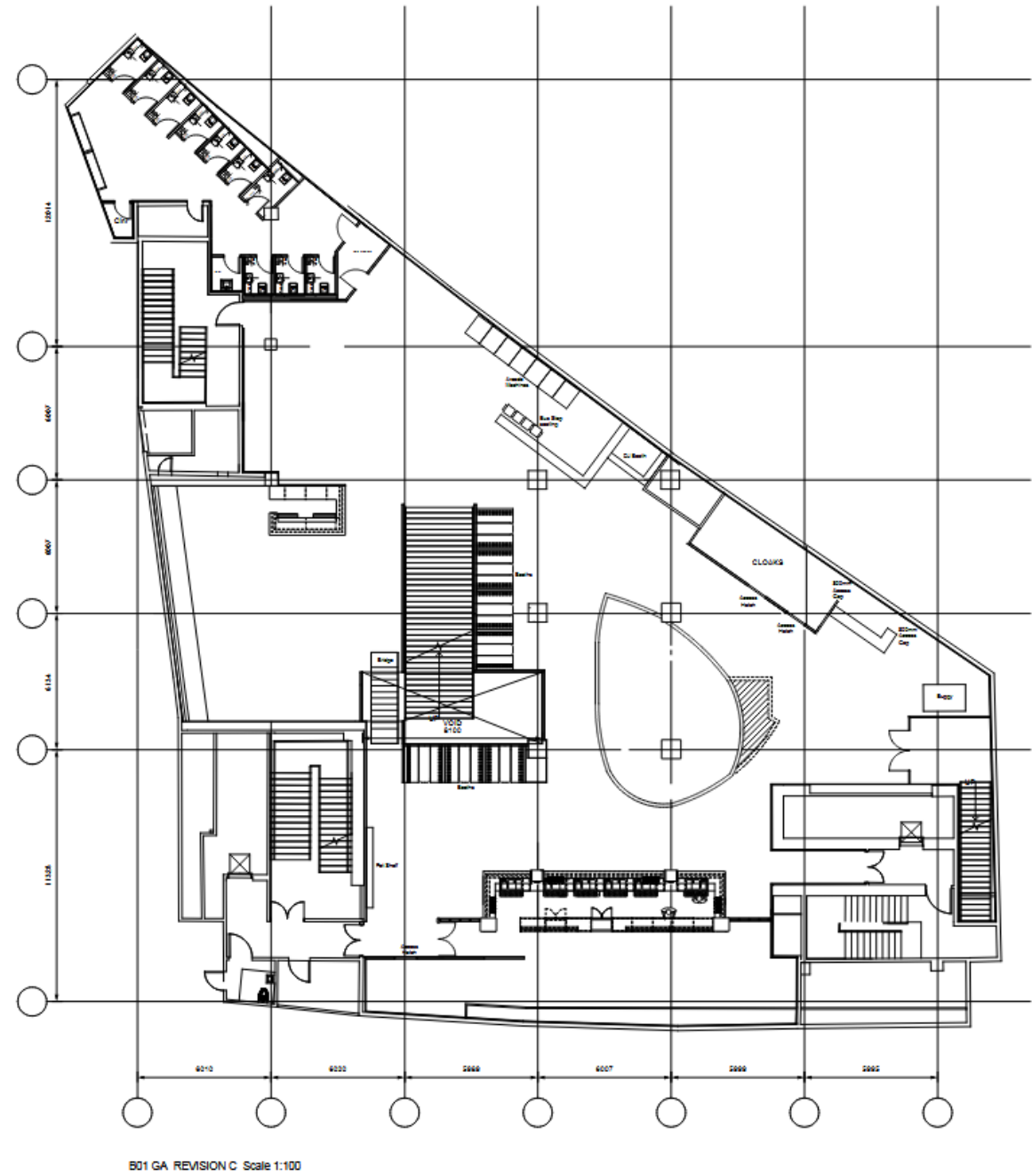
Example noise levels:

Source/Activity	Indicative noise level dBA
Threshold of pain	140
Police siren at 1m	130
Chainsaw at 1m	110
Live music	96-108
Symphony orchestra, 3m	102
Nightclub	94-104
Lawnmower	90
Heavy traffic	82
Vacuum cleaner	75
Ordinary conversation	60
Car at 40 mph at 100m	55
Rural ambient	35
Quiet bedroom	30
Watch ticking	20

Appendix B - Site location



Appendix C - Proposed site layout



Appendix D - Junkyard Golf Club Operation Management Plan

Date prepared: 07.08.2023

This Operation Management Plan (OMP) has been prepared on behalf of Junkyard Golf Club (JYGC) in relation to their premises at Building C, Camden Lock Place, The Stables Market, Chalk Farm Road, London, NW1 8AB. JYGC are scheduled to open imminently and operate the premises as a crazy golf venue, with food and drink.

The premises will comprise four 9-hole crazy golf courses with a bar / dining area serving food and drink. The premises will operate a 550 person maximum occupancy limit.

This OMP sets out a range of measures, policies and procedures which will be in place to ensure the successful operation of the premises and avoid / mitigate any adverse impacts on the local area. The OMP covers the following areas, set out under the headings below:

1. Operating Schedule
2. Dispersal Procedure
3. Smoking Strategy
4. Maintenance
5. Waste Management

1. Operating Schedule

The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives⁵, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 31 days and will be available to the police upon request.

Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.

Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

Alcohol may not be removed from the premises.

An incident book will be maintained on the premises so staff can record any instances of crime, disorder, refused sales, ejections and intimidating behaviour.

Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

The management will ensure fire extinguishers are regularly maintained and inspected.

The management will ensure the development and implementation of evacuation procedures.

⁵ Camden Statement of Licensing Policy 2022-2027 (Interim Review 2021 – 2022)

All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

Noise from amplified music shall not be such as to cause noise nuisance to the other occupants of the building or nearby premises. Windows and doors will be kept closed. There will not be a dance floor.

Noise from mechanical plant will also be controlled so it does not cause a noise nuisance. Kitchen extraction equipment / ventilation equipment will be well-maintained and regularly cleaned in accordance with manufacturer's instructions to ensure optimum operation and avoid issues associated with noise and fumes.

Deliveries to the premises and collections of waste, will avoid late evening periods, where noise could cause disturbance. Deliveries and waste collections will take place: Monday to Saturday 07:00 to 20:00 and Sunday 10:00 until 20:00.

The premises will not include any artificial light at an excessive level which could be associated with an adverse amenity impact.

The management will ensure that public footpaths will not be blocked by customers entering / leaving the premises, or customers smoking near the building.

Security Industry Authority (SIA) registered door staff will be employed during busy periods. All door staff will wear a clear plastic armband containing their SIA card. Door staff will instruct customers to be quiet in the vicinity of the premises. Door staff will be trained to disperse people away from the doorway at the close of business each day. There will be no loitering outside the premises.

Door staff will direct customers to nearby taxi ranks and public transport facilities.

Protection of Children from Harm

Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

The venue will operate a "Challenge 25" policy. A recognised proof of age scheme will be in place and training will be given all staff in its implementation, displaying posters advertising the scheme and giving details of acceptable identification.

Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

A refusals book will be maintained on the premises and completed whenever sales are refused to a person who appears to be under the age of 18.

2. Dispersal Procedure

The purpose of this dispersal policy is to ensure the safe and orderly departure of patrons from the premises at closing time, promoting the well-being of guests and minimizing potential disruptions to the surrounding area.

All guests entering or exiting the venue must do so in a respectful manner as to not disturb our neighbours.

A last call announcement will be made approximately 30mins before the designated closing time.

15mins before the venue closes, the bar will stop serving.

The volume of the music will gradually decrease as the closing time of the venue approaches. 10mins prior to the venue closing the music will stop completely.

Appropriate lighting adjustments will be made to create a less stimulating environment.

Guests dispersed at the end of the night, will be directed out of Camden market and to the main road; to reduce guests loitering.

Security will use a door clicker to click in & out all guests who come in through our doors.

Security will ensure guest will not take any drinks off the premises.

Local cab information and transport links will be readily available upon request.

A member of the security team will ensure the courses and toilets are empty at the end of the night.

Once the venue is clear one final check by head doorman of the full venue before guard team signs out.

Prominent signage will be displayed by all exits (including fire exits) regarding the leaving of the venue in a quiet manner; as to not disturb the surround area.

3. Smoking Strategy

The purpose of this smoking policy is to promote a safe and comfortable environment for all patrons and employees of the venue; whilst adhering to local laws and regulations regarding smoking.

Whilst we understand that guests reserve the right to smoke, we must also ensure that whilst they are our guests, they adhere to certain outlines:

- No smoking is permitted inside the venue at any time. This includes the use of E-Cigarettes and any form of vaping devices. Any guests or staff found to be doing so will be asked to leave the premises immediately and management may reserve the right to refuse re-entry if the situation is warranted.
- Employees of Junkyard Golf Club, to comply to this smoking policy whilst also enforcing it on all guests/patrons.
- Prominent and visible Signage will be displayed in the entrance, clearly indicating the smoking policy.
- Employees to be given training on the smoking policy and techniques on how to communicate the policy to guests.
- Guests leaving the venue to smoke and/or vape will not be allowed to take drinks off the premises.
- Guests who leave the venue to smoke and/or vape will be directed to the right of the venue to smoke.
- To eliminate litter there will be a designated bin for guests to dispose of their cigarettes.
- Guests who are outside in the venues smoking area, will also be asked to keep the noise down to a minimum as to reduce noise pollution in the area and reduce disorder.

4. Maintenance

The management will ensure a programme of continual ongoing maintenance and management of the building including internal and external areas. Any faults or issues will be rectified quickly, ensuring safety of patrons, staff and contractors throughout.

5. Waste Management

Adequate bin storage will be provided within the premises particularly within the main areas of waste generation including the bar, kitchen and WC. Separate bins will be provided to allow the segregation of recyclable waste, biodegradable waste and general waste. JYGC staff will be responsible for transferring waste to the centralised store of Camden Lock Place.

Areas used for the storage of bins will be adequately ventilated and comprise hard surfaces that can be easily kept clean and hygienic.