

29 August 2023
Delivered via Planning Portal (PP-12248996)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 71 (SOUND INSULATION RESIDENTIAL/COMMERCIAL PLOT 5)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 71 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition:

Condition 71

“Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above

Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010 turley.co.uk

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bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained."

In accordance with the requirements of Condition 71, a submission pack has been prepared that provides noise assessments and insulation details in line with the requirements listed above.

The accompanying Noise Assessment (and Noise Assessment Addendum) provide a full assessment of the currently prevailing environmental noise and its potential impacts on proposed dwellings, assessed in accordance with the building regulations and planning policy. To ensure that plant noise will not impact the proposed residential dwellings, the report recommends that plant noise emission criteria based on the results of the noise survey and with reference to the LPA's requirements are applied, and confirms that the construction and proposed noise levels meet the requirements noted within the condition wording.

The Applicant has also submitted a supplementary drawing which provides details concerning the floor types proposed, noting the Airborne Sound, Impact Sound, and U Values for dwellings across Plots 5 and 6.

In relation to the proposed Community Hall within Plot 5, a noise limiting level based on the proposed construction regime is also recommended in line with best practice principles and building/planning requirements, with the proposed construction to achieve the sound insulation criteria noted within the condition wording.

Based on the above, it is therefore considered that the submitted details are sufficient to fully discharge Condition 71.

Submission

I hereby provide the following as part of the application:

- Application Form;
- 3873-LBA-ZZ-ZZ-DR-A-452005 (Floor Types- Internal), prepared by Levitt Bernstein;
- Project Technical Memorandum – Central Somers Town Block 5 and Block 6 STAGE 4 – Community Hall Acoustic Strategy, prepared by Hann Tucker Associates; and
- RIBA Stage 4 Report, prepared by Hann Tucker Associates.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [REDACTED] at this office.

Yours sincerely,

[REDACTED]
Jordan Bishop
Assistant Planner