

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3407/P	Arnon Rubinstein	16/11/2023 16:23:31	OBJ	<p>These are comments from Arnon and Sarah Rubinstein, the owners of 10 Lancaster stables, NW3 4PH.</p> <p>We back directly on to the site with the applicant roof level being approximately the same height as our roof terrace. We share a party wall with the applicant site from the ground floor to the third floor.</p> <p>We object to the application as it stands due to acoustics issues raised below. As of today, the applicant failed to demonstrate to us that we will not be greatly affected by noise pollution.</p> <p>1. Acoustics</p> <p>A.</p> <p>A Pre-Completion Sound Testing process must take place before the school can be occupied. This is to ensure that all the criteria within the Acoustic report have been achieved by the chosen contractor.</p> <p>B.</p> <p>With regards to the current rooftop installation plant. The current plan needs to be modified to lower the noise level.</p> <ul style="list-style-type: none"> • Calibration certification details for the instruments used seems to indicate they are outside of their calibration period. • The LT1 measurement location results indicate higher than expected background noise level than you might expect at the Lancaster Stables roof top positions as these may be further shielded by the building envelope to provide a lower noise climate when compared to LT1 measurement position. • We would like to see documented evidence of the attenuators used on the MVHR's and AHU to obtain the insertion losses assumed. • There is no data sheet for the Claude Acer 75kW ultra-low noise ASHP's included in the appendix and preliminary investigations seem only provide information for a low or standard noise model, this data is significantly higher than the 33dBA @1m stated and used within the calculations. <p>C.</p> <p>The school has indicated that there will be evening events in the space. There should be explicit Planning Conditions about the frequency of these along with explicit and enforceable Finishing times in the evening.</p> <p>Other important issues:</p> <p>2. Site security</p> <p>I have been unable to find details relevant to this in the CMP. This should be made explicit and enforced by a Planning Condition.</p> <p>A.</p> <p>Temporary roof hoarding adjacent our terrace to stop operatives using our roof terrace without a permit to work. This will also stop and illegal access in non-working hours and improve our security.</p> <p>B.</p> <p>The fire exit on the ground floor to Lancaster Stables rear (which you indicated that you plan to demolish) must never be used as general access and egress by operatives. It should be stated clearly that it is an emergency fire door only and it would not be open under any other circumstances.</p>

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3. Party wall

For avoidance of any doubt - the roof of the applicant's third floor between our property and the applicant's should be maintained, insured, secured and serviced by the applicant.
