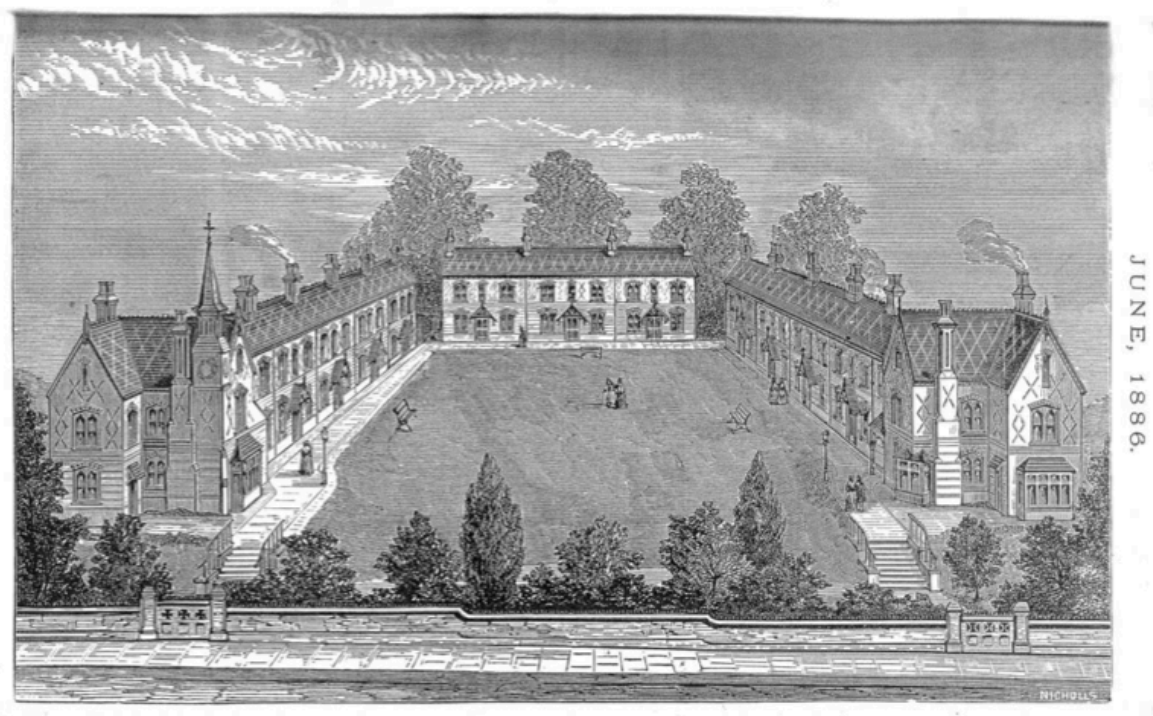


St Pancras Alms Houses

Variation of Condition 4 (2022/5511/P)

December 2023



This document forms part of a Variation of Condition S73 application and is accompanied by the following documents:

SPA 200 Location plan 1:1250.pdf
SPA 201 Site Plan 1:200 A2.pdf

St Pancras Alms Houses

Variation of Condition 4, Application ref. 2022/5511/P

This application seeks to vary the following Condition:

“Condition 4. The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.”

Max Fordham LLP Services Engineers have undertaken an acoustic evaluation of the site, taking into consideration the specification of the ASHP installation and measured background noise levels, and can confirm that the installation complies with the following parameter as per the 2017 Camden Local Plan: namely that the target noise emission lies within the ‘amber’ zone based on table C in Appendix 3 (below).

Table C: Noise levels applicable to proposed industrial and commercial developments (including plant and machinery)

| Existing Noise sensitive receptor | Assessment Location | Design Period | LOAEL (Green) | LOAEL to SOAEL (Amber) | SOAL (Red) |
|-----------------------------------|---|---------------|---|---|--|
| Dwellings** | Garden used for main amenity (free field) and Outside living or dining or bedroom window (façade) | Day | 'Rating level' 10dB* below background | 'Rating level' between 9dB below and 5dB above background | 'Rating level' greater than 5dB above background |
| Dwellings** | Outside bedroom window (façade) | Night | 'Rating level' 10dB* below background and no events exceeding 57dBL _{Amax} | 'Rating level' between 9dB below and 5dB above background or noise events between 57dB and 88dB L _{Amax} | 'Rating level' greater than 5dB above background and/or events exceeding 88dBL _{Amax} |

Max Fordham note that all practical measures have been taken to reduce the noise level as far as possible and the installation will thus be policy compliant.

We therefore request that Condition 4 is amended accordingly, referring to compliance with this criteria.