

**Our ref: KJ/JN/EL/26298**

20 Farringdon Street  
London, EC4A 4AB  
T +44 20 3691 0500

Date: 11 March 2024

Planning and Development  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ  
Via Planning Portal only

Dear Sir/Madam,

**THE GREENWOOD CENTRE, GREENWOOD PLACE & HIGHGATE DAY CENTRE  
DISCHARGE OF PLANNING CONDITION 13 PURSUANT TO PLANNING PERMISSION REF.  
2023/1288/P**

On behalf of our client, GML (Highgate Road), please find enclosed an application for the discharge of Condition 13 pursuant to planning permission ref. 2023/1288/P for the following development:

“Variation of Condition 2 (approved plans) of planning permission reference 2022/1603/P, dated 02/03/2023 (which itself amended 2013/5947/P, dated 18/06/2014, as amended by 2015/3151/P, 2016/0936/P, 2017/0363/P, 2017/01518/P, 2021/5384/P and 2022/0929/P) (for: Demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living at Greenwood Place; and mixed-use development at Highgate Road comprising residential units, including supported affordable housing units, and social enterprise space; highway improvements; plant, landscaping; servicing; disabled car parking etc.). Amendments to Highgate Road site to include elevational changes (replacement of winter gardens with balconies; Crittal-style windows; changes to brick detailing and brick types).”

Please see the below summary of the stated condition and documents we have submitted to discharge.

**Condition 13**

Condition 13 states the following:

“Technical specification details of the mechanical ventilation units to be installed on the residential building hereby approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of these units. The units shall not be operated other than in complete accordance with such measures as may be approved.”

The accompanying Noise Assessment provides layout and technical drawings of the MVHR Units alongside an assessment of indoor ambient noise levels generated by mechanical ventilation systems serving the apartments, in accordance with the guidelines outlined in BS8233 and CIBSE Guide A. The worst-case noise levels were calculated and are expected to be below the recommended limits under typical operational conditions in all apartments. Additionally, noise from Fan Coil Units (FCUs) installed in some flats was analysed.

**Our ref: KJ/JN/EL/26298**

**Condition 14**

The Noise Assessment also found the development to be compliant with Condition 14, which states the following:

“Noise levels from fixed plant associated with the development at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).”

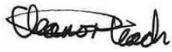
The Noise Assessment concluded that the noise generated by the proposed installation is expected to adhere to the established criteria for all periods and windows of the nearest neighbouring property, Linton House.

In accordance with the requirements of this condition we have submitted the following documents for approval:

- Noise Assessment prepared by Anderson Acoustics March 2024.

We trust that the above is in order; however, should you have any queries or require further information please contact myself or Jorge Nash at this office. We look forward to receiving confirmation of receipt and validation of this Discharge of Condition application.

Yours faithfully,  
for RPS Consulting Services Ltd



**Eleanor Leach**  
Graduate Planner  
eleanor.leach@rpsgroup.com