

Our Ref: 23-12398 - 8 Chalcot Road, London NW1 8LH – Peer Review Addendum Rev D

Addendum to Peer Review of Noise Assessments

This Technical Note has been produced as an addendum to the previous Syntegra peer review of noise reports submitted in relation to a planning application submitted to the London Borough of Camden for new plant at Utopia Village, with reference 2023/4757/P. The previous Syntegra report was dated 12th December 2023 with reference 23-12398 Review Rev A.

This addendum provides the results of a review of the updated assessment carried out by Noico and detailed in their report titled *“Environmental Noise Survey & Plant Noise Assessment Report”* (report reference 2301061-4 Rev A, dated 19th March 2024). The Noico report has been submitted in respect of an updated plant strategy at Utopia Village.

Syntegra understands that the updated plant strategy includes no external plant and 3No. smaller ASHP units located internally within a plantroom in the south west corner of the site, with plant discharge air ventilation ducted to atmosphere at roof level, and intake air coming from a side wall facing the delivery and turning area, with louvres on the entire first floor façade.

The updated noise measurement survey corresponds well to Syntegra’s noise measurement survey and a further survey carried out by RBA Acoustics in February 2024 and is therefore considered to be reasonably representative of the local noise climate experienced at receptors.

Noico have carried out an initial plant noise assessment to derive mitigation requirements and then listed the proposed products that will be installed. They have not carried out a further plant noise assessment with the resultant noise levels, which would clearly demonstrate whether the proposals comply with the requirements or not. Noico have, however, stated that the proposals will result in a *“maximum resultant noise level”* of 28 dBA and that this will achieve the daytime noise level criterion of 10 dB below the background noise level, but not the night-time criterion of 10 dB below the background noise level.

Noico, however, also state that they have confirmed with the Council that a design target of 30 dB L_{Aeq} can be set in respect of plant noise levels as an acceptable level of noise. However, Noico have not provided any evidence of this agreement such as copies of emails, which is often present in reports when such agreements are relied upon for compliance. The Council will be required to advise specifically if they concur with this agreement or if further mitigation will be required at night. In Syntegra’s opinion, it would be more standard if there is a low noise level consideration to consider 30 dB L_{A90} as the lowest L_{A90} , and to design to 10 dB below that, i.e. 20 dB L_{Aeq} .

Syntegra note that whilst Noico have used elements of BS 4142:2014+A1:2014 in their assessment they have not carried out a full “BS 4142” assessment within their reporting, either for before mitigation or once installed, and so it is difficult to fully understand the resultant impact.

No calculations have been carried out for the ground floor garden areas on Chalcot Road, which are significantly closer to the intake louvres than the windows of the houses and higher floor terrace areas. It is important to fully understand the risk during the daytime to those garden areas in terms of noise.

Syntegra also note that Noico have assumed that noise breakout will not contribute to noise levels, however they have not proved this. Whilst it seems a reasonable assumption and is likely to be true, it is good practice to verify this through acoustic calculations rather than assumption.

Finally, Noico have suggested wording for a planning condition which Syntegra suggest that the Council review in terms of noise criteria, which has been discussed above. Additionally, it is suggested that there is a commissioning testing element added to the condition so that the Council and local residents can have proof that mitigation measures are working as intended once installed.

In summary, the report does not provide a full “BS 4142” assessment, it has not assessed to the closest receptor point (the garden area) to the intake louvres at ground level, the noise level criteria require clarification from the Council and breakout noise has been scoped out by assumption without any calculations, which is unusual and not, in Syntegra’s experience, normal good practice. Additionally, the suggested planning condition needs to be checked in terms of criteria and it is highly recommended that a commissioning testing element is added for approval by the Council.

In consideration of these omissions and uncertainties in the reporting, it has not been demonstrated by the applicant that there would not be unacceptable harm to amenity of nearby noise sensitive receptors, contrary to Local Plan policy, and therefore planning permission should not be granted.

Written and Approved by:

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Professional Statement:

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David Yates is a full member of the Institute of Acoustics (MIOA) and has approximately 15 years’ experience in acoustic consultancy. David has particular expertise in environmental noise providing acoustic consultancy for residential and mixed use planning applications, plant noise and vibration, construction noise and the design of acoustic, noise and vibration control. David is also experienced in providing sound insulation testing and design advice. David is familiar with the application of all relevant standards associated with his work, including but not limited to, BS 4142, BS 8233, BS 7445, BS 6472, BS 5228, BS 140 series, BS 16283 series and BS 717 series. David manages the acoustic department and is responsible for maintaining Syntegra’s ANC membership.