

FAO Chris Smith  
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12 September 2024

Dear Sir or Madam,

**Re: RESPONSE TO COMMENTS FROM SHARPS ACOUSTICS LLP**

We have reviewed the second note dated 3rd September 2024, which provides further feedback on our revised noise assessment for the Tavis House development (Ref: 1015259-HLE-RP-AC-Noise Assessment Report (Planning)-Rev2). We appreciate the input and would like to address the following points in response:

1. Construction Noise and Vibration: We acknowledge that noise from construction and demolition requires detailed consideration. These matters will be addressed through the submission of a full Construction Management Plan (CMP), to be submitted under the existing S106 agreement and would need to be signed off by Camden Council prior to relevant works commencing. This is common practice in Camden. The CMP will ensure that appropriate mitigation measures are in place to address noise, vibration and dust.
2. Operational Noise Sources: The original report addresses noise from mechanical services. The terrace has now been removed from the plans. Vehicle movements were evaluated in the Transport Assessment Addendum (Ref: R05-qptavi-Addendum TS 24-03-28 v1), which concluded that the revised proposals introduce only a minimal change to the previously agreed transport principles for the site. All transport-related matters were already agreed upon during the earlier planning approval (LBC 2021/6105/P).
3. Plant Noise Assessment: We have now included Mary Ward House as a noise-sensitive receptor, and we have assessed the plant noise impact using BS4142. The assessment also shows that the provisional equipment installation would meet CIBSE Guide A criteria for plant noise within Mary Ward House internal spaces, even with open windows. We also appreciate your suggestion to consider a lower noise rating (NR25) for the internal noise levels, which has been demonstrated to be met by our assessment.

In addition, conditions 5 and 6 of the original planning permission sets plant noise standards and anti-vibration measures which the s73 application would need to adhere to. For ease, the approved conditions state:

Condition 5: Plant noise standards

*"Noise levels at a point 1 metre external to sensitive facades shall be at least 10 dB(A) less than the existing background measurement ( $L_{A90}$ ), 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 facade shall be at least 15 dB(A) below the  $L_{A90}$ , expressed in dB(A).*

*Reason: To safeguard the amenities of neighbouring noise sensitive receptors and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017."*

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Condition 6: Anti-vibration measures

*"Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017."*

4. Background Noise Measurements: The survey location chosen by HL is overlooking the rear courtyard, with exposure to surrounding existing noise sources deemed representative of the upper windows of Mary Ward House, which are most affected by plant noise due to their proximity to the roof level of Tavis House. The lower windows benefit from increased distance and screening from the Tavis House building itself, reducing their exposure to plant noise emanating from the roof.

Furthermore, the background noise levels used in the assessment is the lowest background level measured during the whole survey, this ensures a stringent assessment of the noise impact on the surrounding area.

We hope these clarifications address the concerns raised. We remain committed to ensuring that the proposed development proceeds in a manner that is considerate of its surroundings, including Mary Ward House. Please let us know if there are further points you would like to discuss.

Yours sincerely,

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