



**ENVIRONMENTAL HEALTH  
SUPPORTING COMMUNITIES**

<b>To:</b>	<b>Christopher Smith</b> , Planning Officer, Development Management, 5 Pancras Square
<b>From:</b>	<i>Edward Davis</i> (Environmental Health Officer)
<b>Date:</b>	20 February 2025
<b>Re:</b>	<b>120 - 136 Camley Street &amp; 3 - 30 Cedar Way London N1C 4PG &amp; N1C 4PD</b>
<b>Proposal:</b>	<i>Request an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for a mixed-use commercial and residential redevelopment scheme.</i>
<b>Reference:</b>	<b>Planning application ref. 2025/0594/P</b>
<b>Key Points:</b>	The proposals are <b>acceptable</b> in environmental health terms

**ENVIRONMENTAL HEALTH OBSERVATIONS**

An assessment has been carried out as part of the EIA Scoping report for the development of two sites ('Site A' (120 -136 Camley Street)) and 'Site B' (3-30 Cedar Way)),.

The Proposed Development will comprise the construction of a commercial-led, mixed-use development, providing approximately 36,000 square metres (m<sup>2</sup>) Gross External Area (GEA) of commercial floorspace (Use Class E) and up to 410 residential homes (Use Class C3), within buildings ranging from ground plus 10 storeys to ground plus 14 storeys in height (a maximum of 83 metres above ordnance datum (m AOD)) on Site A and buildings ranging from ground plus 10 storeys to ground plus 30 storeys in height (a maximum of 136 m AOD) on Site B. The Proposed Development will also provide public realm and associated landscaping

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound"..

We would expect to see the following noise standards to be achieved internally for the residential units:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 L <sub>Aeq, 16hour</sub>	-
Dining	Dining Room / Area	40 L <sub>Aeq, 16hour</sub>	-
Sleeping (daytime resting)	Bedroom	35 L <sub>Aeq, 16hour</sub>	30 L <sub>Aeq, 8hour</sub> 45 L <sub>Afmax</sub>

1. These levels are derived in part from Table 4 of BS8233:2014 and also World Health Organization figures. The figures from BS8233:2014 are themselves derived from World Health Organization values.
2. The notes to Table 4 of BS8233:2014 apply to the interpretation of the above figures.
3. It is also expected that to achieve an acceptable internal noise climate that individual noise events shall not exceed 45dB LAFmax on a frequent basis. The acceptability of the frequency of events will depend on the level of exceedance of the 45dB LAFmax criteria. Up to 10 events may be acceptable for small exceedances (<5dB) whilst for high exceedances (>=5 dB and <10 dB) less than 5 events will be acceptable. Events in excess of 10 dB above 45 dB are not permitted.

The maximum day time noise level in outdoor living areas exposed to external road traffic noise should not exceed 50dBA Leq 16 hour [free field].

Good acoustic design will have to be considered in relation to sound insulation of the building envelope to ensure residents are adequately protected from noise.

Facade design specification criteria will have to be discussed and assessed in any further acoustic submission and the applicant should ensure future occupants are protected against excessive internal and external noise transfer.

The plant noise criteria will have to be adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any buildings.

I am satisfied that the initial submitted acoustic submission meets our local plan guidelines and therefore acceptable in environmental health terms. I would be offering no objections to a full application and would suggest the following should you be mindful to grant the application.

Suggested conditions:

*Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will 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 machinery operating 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

*Prior to use, machinery, plant or equipment 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

*Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that **all** such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.*

*No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.*

**Reason:** To ensure that the amenities of future occupiers are protected.

Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the maximum day time noise level in outdoor living areas exposed to external road traffic noise shall not exceed 50 dBA Leq 16 hour [free field]. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

**Reason:** To ensure that the amenities of future occupiers are protected.

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s<sup>(1.75)</sup> 16 hour day-time nor 0.26 m/s<sup>(1.75)</sup> 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Prior to commencement of the development hereby approved, a [demolition method statement] [and a] [construction management plan] shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 07:00 – 19:00 Monday to Friday daily, 08:00 – 13:00 Saturdays No works to be undertaken on Sundays or bank holidays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

**Reason:** To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

Regards

Edward Davis  
Pollution Planning Officer  
Supporting Communities  
London Borough of Camden

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