

Delegated Report		Analysis sheet	Expiry Date:	20/03/2013
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Jenna Litherland			2013/0457/P	
Application Address			Drawing Numbers	
Netley Primary School 30 William Road London NW1 3EN			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to conditions 15 (plant), 16 (noise levels), 17 (sound insulation) and 19 (insulation to dwellings) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works.				
Recommendation(s):		Approve details		
Application Type:		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is about 1 hectare in size and lies to the west of Hampstead Rd. It is located 50m west of Hampstead Rd and just over 400m north of Euston Rd. It has extensive public transport services in the surrounding area, including Warren Street, Euston Square and Great Portland Street Underground Stations; Euston Station (national rail, overground, underground and buses). Bus stops are also located on Hampstead Road and Euston Road.

The site is bounded by Hampstead Rd, William Rd, Stanhope St and to the north of Everton Buildings at the rear of Woodhall block on Robert St.

The site includes Netley Primary and nursery which occupies a 4 storey Victorian building on Netley St and a single storey 1970's building on the corner of Stanhope St and Netley St, plus an ancillary single storey caretaker's house. Robson House, a 3 storey building is located on the southern side of Everton Buildings and a modern annexe next to the Victorian building complete the complex.

Relevant History

2012/2089/P: Erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Granted conditional permission 16/10/2012.**

Approval of details applications

2012/6815/P: Details pursuant to conditions 3 (slab levels), 5 (appointment of chartered engineer), 21 (waste storage) and 23 (cycle storage) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Details approved 22/02/2013**

2013/0344/P: Details pursuant to conditions 11 (details of foundations and excavations - for Blocks A and B in relation to Phase 1 of the development) and 39 (entered into agreement with Kings Cross Working) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Units, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of an 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Details approved 14/03/2013**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

Camden Planning Guidance 2011

CPG6 - Amenity

Assessment

Condition 15

Condition 15 states,

‘Before the relevant educational or residential uses in each respective phase of the development commence, any extract ventilating system, air-conditioning plant or other external plant shall be provided with acoustic isolation and sound attenuation in accordance with a scheme that shall previously have been submitted to and approved by the local planning authority. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the local planning authority.

(i) Any plant machinery, plant or equipment including air ventilation equipment ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated and or sited that the noise generated by the operation of the machinery shall not increase the pre-existing (Daytime (07:00 to 23:00hrs) background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and Night time (23:00 to 07:00hrs)and/or (b) LA90 [5 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating (pursuant to BS 4142:1997).

(ii) On commissioning the machinery and prior to the building being occupied a noise survey shall be carried out to ascertain the above noise levels from the machinery are being met.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.’

Condition 16

Condition 16 states,

‘i) Before construction works commence for the residential parts of the respective phases of the development, a scheme shall be submitted to and approved by the Local Planning Authority providing full details of the acoustic measures to be incorporated to ensure that the steady noise level does not exceed 50 LAeq,T dB in open spaces (including balconies) and open communal areas.

ii) On completion of each relevant part of the development, a test of one sample representative open communal area including balcony (chosen by a relevant local authority representative) shall be carried out to verify compliance with this condition.

Reason: To ensure that the proposed dwellings and the surrounding area will not be unduly affected by external noise in accordance with Policy CS5 of the Core Strategy and DP26 of the Development Policies of the Camden Local Development Framework.'

Condition 17

Condition 17 states,

'i) Before construction works commence on the relevant phase of the new educational areas that may reasonably be expected to accommodate activities that may generate noise levels with the potential to cause noise disturbance, a scheme shall be submitted to and approved by the Local Planning Authority for the sound insulation (for both airborne and impact sound at separating walls and floors). The scheme shall provide adequate sound insulation to prevent the transmission of noise and/or vibration from the normal activities (including the use/operation of equipment) performed at the lower levels to the upper floors to a level that the internal noise levels (including L_{Amax}) are increased and vibration levels are not perceived as measured in BS 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings (having regard to the criteria in BS 8233:1999- Sound Insulation and Noise Reduction for Buildings Code of Practice).

ii) On completion a test on one sample representative dwelling that may potentially be affected shall be carried out to verify compliance with this condition.

Reason: To ensure that neighbouring occupiers will not be unduly affected by noise generated by use of the premises in accordance with Policy CS5 of the Core Strategy and DP26 of the Development Policies of the Camden Local Development Framework'

Condition 19

Condition 19 states,

'i) Before construction works commence on the residential parts of the development in the respective phases of the development, a scheme shall be submitted to and approved by the Local Planning Authority providing for the insulation of the proposed dwelling units so that externally generated noise levels externally from road traffic during the night time period (23:00 to 07:00) do not cause internal noise levels to exceed an indoor ambient noise levels in unoccupied rooms of 30 dB(A) L_A eq (1hour) and individual noise event shall not exceed 45 dB L_{Amax} and having regard to the highest measured A-weighted sound pressure level averaged over an hour during the night time period, L_{Aeq},1hr.

ii) On completion of the relevant part of the residential development, a sample test shall be carried out to verify compliance with this condition.

Reason: To ensure that the proposed dwellings will not be unduly effected by external noise in accordance with Policy CS5 of the Core Strategy and DP26 of the Development Policies of the Camden Local Development Framework'

Assessment - The documents listed below have been submitted to cover the conditions set out above:

- Acoustic planning conditions response summary dated 21/11/2012 by WSP.

- The Netley Development Acoustics Stage 2 Design Report – Woodhall Residential (RIBA Stage E) dated 12/10/2012, report number: 21893.rpr.WoodHall.dsg.002A
- The Netley Development Acoustics Stage 2 Design Report – Block A and B Residential (RIBA Stage E) dated 12/10/2012, report number: stageE21893rpr Residential ABdsg002.r1
- The Netley Development Acoustics Stage 2 Design Report – BB93 (RIBA Stage E) dated 11/10/2012, report number: stageE.21893 Education block A.spr.dsg.002.r1
- The Netley Development – Stage E Building Services Report, dated 17.10.2012, report number: stageE21893BuildingServices002 (Draft Print)

The Environmental Health Officer has reviewed the above documents. All the above documents show the approach to be taken to meet the imposed conditions. For example with regard to the residential accommodation noise measurements were taken to ascertain a representative understanding of the acoustic climate of the surrounding area.

Based on the noise levels findings, internal noise standards for residential dwellings, detailed sound insulation performance specifications for façade and glazing elements within the external residential façades have been recommended according to BS 8233. These specifications are detailed in Section 4 of the relevant report.

Provided that there is full adherence to all the submitted reports the first part of the above mentioned planning conditions are likely to be met. However, the recommended specifications stated in the reports should be followed by good procurement policies to obtain the recommended materials and the works are carried out by skilful and good workmanship.

In addition should any design deviate from the submitted reports then the LPA should be informed and the applicant should submit an acoustic report to ensure the planning requirements are met.

As such, it is considered that the information submitted is sufficient to discharge conditions 15 (i), 16 (i), 17 (i), 19 (i).

Conditions 15 (ii), 16 (ii), 17 (ii) and 19 (ii) require further reports to be undertaken following installation of the plant and prior to operation of the development.

Recommendation: Approve details.