

**Specific Details on Planning Breaches for Air Condition and  
Extraction Units**

**located at**

**73 Gray's Inn Road**

**London**

**WC1X 8TP**

**Prepared 9<sup>th</sup> May 2014**

## **Contents**

1. The situation at the time that retrospective permission was applied for prior to October 2011
2. The current situation
3. Conditions attached to the original planning application
4. Recommendations from the noise consultants
5. Neighbours consulted in the original application
6. Hours of operation

**View of Extraction unit and Ventilation Stack at rear of 73 Gray's Inn Road, London, WC1X 8TP**

Pictures taken prior to October 2011

These were the units for which retrospective planning permission was applied for in the application [2004/0678/P](#) which was submitted 04 05 2004 and received approval 11 06 2004.



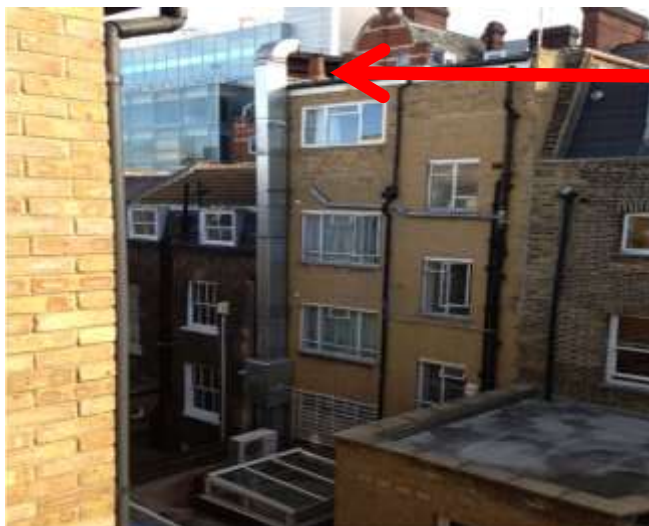
**View of Extraction unit and Ventilation Stack at rear of 73 Gray's Inn Road, London, WC1X 8TP**

Pictures taken 2014



Note:

1. A new unit has been installed doubling the size of the previous unit
2. The required acoustic wooden casing still does not exist



Note:-

1. A new stack has been installed which is twice the size of the previous stack and with a changed outlet and orientation. This changed orientation has significantly affected the noise output

There were two specific conditions attached to the planning approval. These are noted below:-

- 2 **The timber acoustic enclosures around the air-conditioning unit and condenser unit already installed shall be permanently retained and maintained in effective order to the satisfaction of the Council.**

**Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6, DS6 and SH18 of the London Borough of Camden Unitary Development Plan 2000.**

- 3 **At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).**

**Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.**

You will noted from the photographs that the referenced timber enclosure is not in place. It has been removed. I believe that the rooflights were expanded. The casing could have been removed at that time.

I can confirm that the noise level at 1 metre outside of my windows is above the limits specified herein. The noise is audible throughout all storeys of my house, except for the ground floor. The noise significantly increases as you travel up the floors in my house. On the top (third) floor it is excessive.

On the first, second and third floors there is a constant hum which reverberates around the room. When the windows are open it is much worse, It is impossible to be in these rooms at times. The noise always sits above any background noise such as traffic, airplanes etc. (which is actually minimal in my house).

I am unaware that these noise levels have ever been measured. They were certainly not addressed in the noise consultant's report.

The landlord originally commissioned a noise report to support the planning application. The noise consultants concluded that the units, even at this stage, when they were smaller, were not compliant.

They made the following recommendations:-

#### **5.5 Recommended solutions.**

The following solutions would anticipate a target noise reduction of at least 10 - 12 dBA and should therefore meet all the noise criteria, and planning conditions.

#### **Air-borne noise break out.**

The air intake fans, Fujitsu air conditioning chiller unit and Zanussi unit are all audible and need acoustic screening.

It is recommended that these units are screened from the direct line of sight from residents by small acoustic enclosures and screens.

Initial solutions are to :-

- Install acoustic enclosure screen around the units between the air conditioning units and the western side of the roof, and also part of the screen near the commercial users to the north.
- Screen to be 1400 mm high about 1.5m long and extend round to the sides by 1m, clear all units by 500mm, made of 18mm plywood, suitably weatherproofed on outside, with external appearance to suit existing roof and buildings. Screen to have a top section to join the two outer screens.
- Line inside face of screen facing fan units with acoustic material, 50mm of RW 3 Rockwool or 50mm melatech foam, over most of inner surface, except lower 150 mm.
- The Zanussi condenser unit to have a screen enclosure made with a top and two sides, still allowing air flow through, but effectively blocking line of sight to the residents at the rear and the commercial users to the north.
- Install acoustic enclosure screen around the air intake fans and extract fans between the units and the western side of the roof, and also part of the screen near the commercial users to the north. This work to be completed when the other screens are finished to gauge the success and partial screening of the air conditioning units, and effect on La90 sound levels.
- Consider the use of an additional silencer in the kitchen extract only if after the other works are complete and there is still a rise in La90 levels.

6.5 When all the building works are complete then a final noise test should be performed. This will ensure that the units are working correctly and there is no noise breakout to the residents, and all the local authority noise planning criteria have been met.

#### **6.6 Immediate Recommendations**

It is recommended to:-

Install screens and acoustic enclosures around the following:-

- Air conditioning unit
- Zanussi cooler unit
- Air intake and toilet fans, and possibly the extract fan, after the other works are complete to monitor the effect of partial screening.

#### **Completion noise tests**

- Consultant to re-test ambient background noise on completion of building works to confirm acceptance.

I am unaware that the follow up testing, as suggested above was ever undertaken, on the basis that none of the recommendations were visibly complied with. There is certainly no data to suggest this or that Camden Council followed this up. On this basis, they have never been compliant with noise regulations.

Neighbours approached with respect to the original planning application:-

You will note from this list below that for some inexplicable reason 6A North Mews was not consulted. I don't understand how this could be the case on the basis that my property is so clearly impacted.

# Neighbour details for Planning Application - 2004/0678/P

Location 73 Grays Inn Road London WC1X 8TR

## Addresses

- 75 Gray's Inn Road, London, WC1X 8US
- 71 Gray's Inn Road, London, WC1X 8TR
- 6 North Mews, London, WC1N 2JP
- 73 Gray's Inn Road, London, WC1X 8TP
- Flat 3rd Floor, 71 Gray's Inn Road, London, WC1X 8TP
- Flat 1, 73 Gray's Inn Road, London, WC1X 8TP
- Flat 2, 73 Gray's Inn Road, London, WC1X 8TP
- Flat 3, 73 Gray's Inn Road, London, WC1X 8TP
- 1st Floor, 71 Gray's Inn Road, London, WC1X 8TP
- Flat 2nd Floor, 71 Gray's Inn Road, London, WC1X 8TP
- Flat 4th Floor, 71 Gray's Inn Road, London, WC1X 8TP
- Flat 1, 4 North Mews, London, WC1N 2JP
- Flat 2, 4 North Mews, London, WC1N 2JP
- Flat 1, 5 North Mews, London, WC1N 2JP
- Flat 2, 5 North Mews, London, WC1N 2JP
- Flat 3, 5 North Mews, London, WC1N 2JP
- 4 North Mews, London, WC1N 2JP
- 5 North Mews, London, WC1N 2JP

## Hours of operation

The following condition was also a requirement of the original planning permission:-

- 1 You are reminded of the following conditions were imposed on the planning permission granted on 28 October 1999 (PS9904680) and complied with:
  1. The use hereby permitted shall not be carried out outside the following times 09.00 and 23.00 hours Monday to Saturday and 9.00 and 22.00 hours on Sundays.
  2. No sound emanating from the use shall be audible within any adjoining premises between 23.00 hours and 09.00 hours.

The noise consultant's report specified that the units operate intermittently.

The units operate at full intensity for the duration of the time that someone is present at the premises. Typically this is from 9.30/10.00 to 10.30.11.00 Monday to Saturday.

There is no variation in intensity with the units dropping down to lower levels during the times when there are no customers or the kitchen isn't working.

**The units are sometimes left running for 24 hours i.e all night**