

12<sup>th</sup> August 2015

Nicholas Mulholland  
AWW Architects  
7 Birchin Lane  
London  
EC3V 9BW

**Re: Plant Rooms at 107 Gray's Inn Road**

Dear Mr Mulholland,

I understand that a retrospective planning application is to be lodged regarding two plant rooms that have been constructed at 107 Gray's Inn Road in the London Borough of Camden. It is my understanding that whilst the refurbishment and extension of the building was given planning consent (ref: 2013/7039/P), the positioning of the plant associated with the redevelopment differed sufficiently from the planning consent, that a new planning application is required.

Hawkins Environmental Limited conducted the noise assessment for the original planning consent and I have been asked by AWW Architects to review the current information and comment upon the impact of the likely new configuration.

I have been provided with a report prepared by Dunwoody LLP entitled "*Comparison of Acoustic Performance of Existing and New Condensing Units at 107 Gray's Inn Road*" issued in January 2014. Dunwoody's report identifies the noise levels emanating from the plant prior to the works at 107 Gray's Inn Road resulted in noise levels at the façade of the closest dwellings to the rear of Brownlow Mews to be in the region of 54.0 dB(A).

I have also been provided with two further reports prepared by Noico Limited prior to the installation of the two plant rooms, one to the rear of the premises at ground floor and one at fourth floor level. Whilst I understand that these reports were only draft reports and not necessarily the final as built specification, I understand the exact specification will be similar to those contained within the Noico reports. The two reports were both entitled "*107 Gray's Inn Road – Plant Noise Assessment Report*"; the one relating to the ground floor plant room (Report No. 640733-2) was issued on the 8<sup>th</sup> September 2014, whereas the one relating to the fourth floor plant room (Report No. 640733-3) was issued on the 11<sup>th</sup> September 2014.

The ground floor plant room report identified that noise from the new plant room with appropriate acoustic attenuation would be 39 dB(A) at the façade of the closest sensitive receptor location to the rear of the properties on Brownlow Mews.

The fourth floor plant room report identified that noise from the new plant room with appropriate acoustic attenuation would be 38.9 dB(A) at the façade of the closest sensitive receptor location to the rear of the properties on Brownlow Mews and properties on Gray's Inn Road.

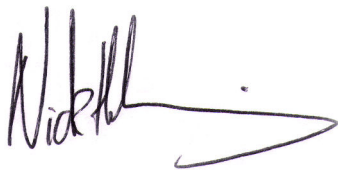
Given the separation distance between the two plant rooms, it is anticipated that the two plant rooms are likely to have the greatest impact on different properties to the rear of Brownlow Mews and the separation distance is such that the two plant rooms are unlikely to have any significant cumulative impacts on each other.

The results show that prior to any changes to plant configuration, noise from the plant would be in the region of 54 dB(A), whereas since the plant configuration has changed, noise from the plant is likely to be no greater than 39 dB(A). This represents a major decrease in noise levels and as such it is recommended that noise from the new plant configuration should not be considered a constraint upon the development of the site.

As previously identified, it has been noted that the two Noico reports were only draft reports and it needs to be confirmed that what they proposed was actually what was installed. This process is currently underway and if any changes are noted, this letter will be updated accordingly.

If you require any clarification on the points raised, please do not hesitate to contact me.

Kind regards



**Nick Hawkins** MSc MIOA MIAQM MEnvSc  
**Managing Director**