

Nigel Dexter

From: Ali-Khan, Ayesha [Ayesha.Ali-Khan@camden.gov.uk] on behalf of Planning Obligations [PlanningObligations@camden.gov.uk]
Sent: 09 November 2015 16:43
To: Steven Nott; Planning Obligations
Cc: Paul Smith; Ian Bosley; Nick Truelove; 'Harry Webber'; Clive Sall
Subject: RE: CMP Linton House , Penthouse Final - Construction Management Plan
Attachments: 000006791-S106_Payment_Request_S03488-LP05098.pdf

Dear Steven,

Planning Development reference 2013/3494/P
(b) Site address: Linton House, 39-51 Highgate Road, London, NW5 1RT

The Construction Management Plan has been found to be acceptable. In addition to this Environmental Health have the following comments:

ENVIRONMENTAL HEALTH COMMENTS:

Thank you for the revised **Construction Management Plan (CMP)** received from you by email on 14 October, for the proposed development at **Linton House, 39-51 Highgate Road NW5 1RT**. The document and final revision Appendix A are both dated 'Rev August 2015'. I last commented on this CMP on 4 September 2015.

This project is for construction of an additional floor of penthouse apartments on top of an existing 4 storey building presently being converted to 50 residential flats, which are expected to be occupied before this penthouse development is completed. Works will include demolition of an existing parapet wall using diamond saw cutting techniques.

Please would you make the applicant aware that ***'under the Control of Pollution Act 1974 and Environmental Protection Act 1990 London Borough of Camden has the legal duty to protect from the effects of noise and statutory nuisances those who are living and working in the proximity of the proposed works. The Council also expects to receive no valid complaints regarding the proposed demolition works to be undertaken at Linton House, 39-51 Highgate Road.'***

This CMP is well thought out, and well written and uses the Camden template, and on the face of the CMP, satisfactorily addresses all the environmental questions raised by the template. However, due to the particularly unusual nature of this development, there is a risk of structure borne noise being regenerated inside occupied residential apartments.

This matter has been addressed by the applicant stating that it is their intention to complete the noisiest structural works in advance of residential flats being occupied. This needs to be a commitment, and not merely an intention.

Please also find attached a payment request towards the S106 financial contributions. Quoting **Your Payment Ref: ZX053 ZL065** will help us identify the payment.

We also look forward to receiving the Sustainability Plan.

Should you require any additional information please do not hesitate to contact us.

Kind Regards
Ayesha Ali-Khan
Placeshaping Technician

Telephone: 020 7974 3921

From: Steven Nott [<mailto:snott@bhcltd.co.uk>]
Sent: 14 October 2015 14:23
To: Planning Obligations; Transport Management Plans
Cc: Paul Smith; Ian Bosley; Nick Truelove; 'Harry Webber'; Clive Sall
Subject: RE: CMP Linton House , Penthouse Final - Construction Management Plan

Dear Sir / Madam,

As we have not received any adverse comments returned on the above Contract Management plan reissued as above, we assume that this has now been accepted and we are able to proceed on this basis.

If this is not the case we would be grateful for your earliest advice / response so we can action accordingly.

Many Thanks

Regards

Steven Nott | Design Manager
E: snott@bhcltd.co.uk | T: 01932 578700 | F: 01932 578701 | M: 07880 186020

Blenheim House
construction

Re: Linton House Penthouse.
Fao. Ayesha Ali -Khan

Please find attached an updated version of our CMP with the items noted in your e-mail below responded to under Appendix A.

If you require anything further please contact myself or Paul Smith accordingly.

Regards

Steven Nott | Design Manager
E: snott@bhcltd.co.uk | T: 01932 578700 | F: 01932 578701 | M: 07880 186020

Blenheim House
construction

From: Ali-Khan, Ayesha [<mailto:Ayesha.Ali-Khan@camden.gov.uk>] **On Behalf Of** Planning Obligations
Sent: 07 September 2015 11:25
To: Steven Nott <snott@bhcltd.co.uk>; Planning Obligations <PlanningObligations@camden.gov.uk>; Transport Management Plans <transportmanagementplans@camden.gov.uk>
Cc: Paul Smith <PaulSmith@bhcltd.co.uk>; Ian Bosley <IBosley@bhcltd.co.uk>; Nick Truelove <N.Truelove@stace.co.uk>; 'Harry Webber' <hwebber@thelintongroup.co.uk>; Clive Sall <clive@clivesallarchitecture.co.uk>
Subject: RE: CMP Linton House , Penthouse Final - Construction Management Plan

Dear Steven,

Please find below comments from **Environmental Health**, I am yet to provide you with Transport's comments:

Thank you for the **Construction Management Plan (CMP)** for the proposed development at **Linton House, 39-51 Highgate Road NW5 1RT**. This project is for construction of an additional floor of penthouse apartments on top of an existing 4 storey building presently being converted to 50 residential flats, which are expected to be occupied by the time this penthouse development takes place. Works will include demolition of an existing parapet wall using diamond saw cutting techniques.

Please would you make the applicant aware that ***'under the Control of Pollution Act 1974 and Environmental Protection Act 1990 London Borough of Camden has the legal duty to protect from the effects of noise and statutory nuisances those who are living and working in the proximity of the proposed works. The Council also expects to receive no valid complaints regarding the proposed demolition works to be undertaken at Linton House, 39-51 Highgate Road.'***

This CMP is well thought out, and well written and uses the Camden template, and on the face of the CMP, satisfactorily addresses all the environmental questions raised by the template. However, due to the particularly unusual nature of this development, there is a risk of structure borne noise being regenerated inside occupied residential apartments, and this matter will need to be addressed in some detail.

The applicant has correctly used BS 5228 in respect of predictions for airborne noise, however this standard has no application to internally regenerated structure borne noise. It will not be acceptable to create levels of 75 dB(A) inside occupied residential accommodation. There is no statutory guidance on the control of structure borne noise from construction activities. The only notable practice for assessment of structure borne noise, and the impact this may have on occupiers, is set out in Crossrail information document D10. This measure used by Crossrail is the same measure as was used for the CTRL (HS1), the Jubilee Line extension, and Thameslink. However it has no statutory force or applicability to any British Standard, and relates to major tunnelling projects. It does however give an indication of the type of levels at which residents may start to complain about regenerated ground and structure borne noise.

The applicant should state the length of cutting operations in the CMP, and identify any other activities that are likely to cause higher levels of structure borne noise, and predict the likely impact of these on any future residents. To this end, if the cutting operations will take any significant length of time, the applicant should collect data now to predict internally regenerated structure borne noise, by conducting test drilling or cutting if technically possible, and measure the levels in one of the upper presently unoccupied apartments, or in a surrogate monitoring location.

The applicant should also consider what steps it will take to provide information to prospective leaseholders and tenants about the length and extent of any likely disturbance from structure borne noise, and what waiver of rights may be sought from new owners in respect of internally regenerated noise.

These considerations should be set out as an appendix to the existing CMP, and submitted for approval.

Should you have any queries on these matters please do not hesitate to contact me again.

Regards
Ayesha Ali-Khan
Placeshaping Technician

Telephone: 020 7974 3921

From: Steven Nott [<mailto:snott@bhcltd.co.uk>]
Sent: 26 August 2015 09:25
To: Planning Obligations
Cc: Paul Smith; Ian Bosley; Nick Truelove; 'Harry Webber'; Clive Sall
Subject: CMP Linton House , Penthouse Final - Construction Management Plan

Dear Sir / Madam,

Ref. Linton House (Penthouse Works) NW5 1RT

Please find the attached CMP for the Penthouse phase of works at Linton House (in pdf and word)
If you have any queries on this matter, please feel free to contact me.

Regards

Steven Nott | Design Manager

E: snott@bhcltd.co.uk | T: 01932 578700 | F: 01932 578701 | M: 07880 186020

Blenheim House
construction

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