

Memorandum

To: Stephen Twine - Scott & Twine
From: Philip Hankin
Project: Beechwood House, Hampstead
Subject: Planning Condition 2 – Emergency Generator Noise
Reference: 16/0216/M1
Date: 22 April 2016

Planning permission was granted for the installation of a standby power generator at Beechwood House, Hampstead Lane N6 4RU by the London Borough of Camden in 2 July 2013, planning application reference 2012/2209/P.

Permission was granted subject to conditions. Condition 2 specifically related to noise from the unit, but contains an error, the condition currently reads as follows:

2. Noise levels from the emergency generator hereby approved shall be at least 10dB(A) below the minimum assessed background noise level (expressed as the lowest 24 hours LA90, as per Acoustic Report 11/1450/R1 dated 12/05/2011) as measured at a point 1 metre external to any sensitive facade.

Reason: To safeguard the amenities of the adjoining premises 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.

The Cole Jarman Acoustic report 11/1450/R1 dated 12/05/2011 referred to in the condition actually stated the following approach in respect of generator noise:

3.2.2 The Camden Council UDP does not specifically consider plant used solely for emergency purposes, however in order to set reasonable and achievable noise limits, this plant needs to be considered in a different way to ordinary plant.

3.2.3 We would propose the criteria recently published by the City of Westminster in their core strategy, in respect of emergency generators:

Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour L_{A90, 15 mins}) by more than 10 dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.



Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

3.2.4 This approach addresses the fact that the generators will only ever be used in the rare event of a mains failure and will be operated on a very limited basis during daytime hours for testing. We would consider these criteria to represent a reasonable and considered approach for the generators on this site in the absence of any specific policy guidance from the London Borough of Camden.

On this basis the following noise emission limits were set for the generator in the report.

Location	24 Hour Noise Emission Limit, dB(A)
Position 1 - Residential properties to the north and north east	41
Position 2 - Residential properties to the east and south east	38
Position 3 - Residential properties to the west	38

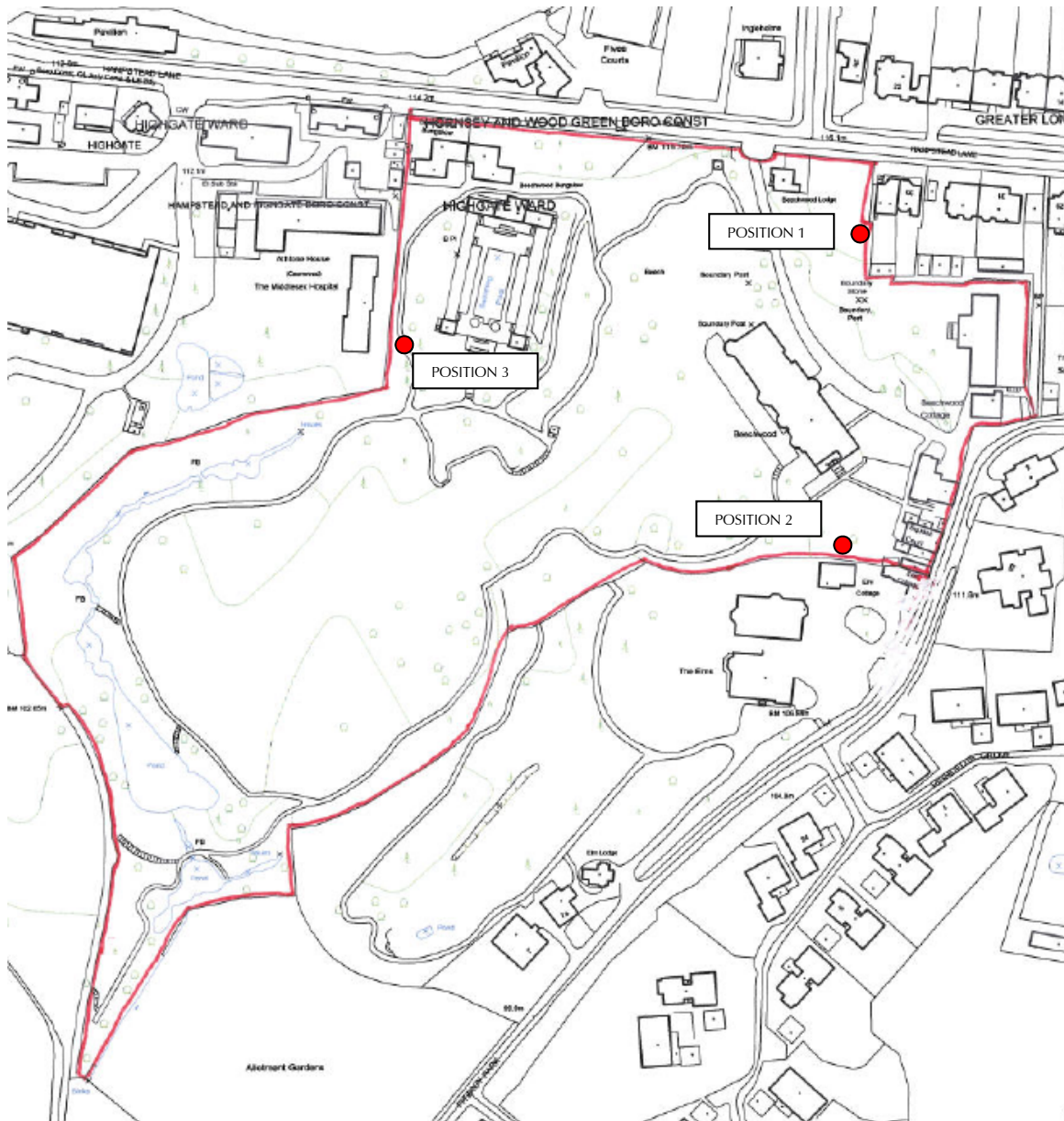
T1 Noise emission limits for emergency generators.

The attached figure 16/0216/F1 indicates the measurement positions used in the noise survey of the site to which the above table refers.

We request confirmation that the above noise limits based on the contents of the report as described in this memo are correct, and as a result that attainment of these limits would indicate compliance with the correct requirements of planning condition No.2.

 End of Section

Figure 16/0216/F1



Title: Site plan indicating the location of noise survey measurement positions

Project: Beechwood House, Hampstead

Date: April 2016

Scale: Not to scale