
From: Matt Taylor [REDACTED]
Sent: 24 July 2017 16:45
To: Hazelton, Laura
Subject: RE: 2017/2584/P - Land Lying to the South of 3 Malden Road London NW5 3HT

Hi Laura,

Following my email below, for the avoidance of doubt we consider that condition 6 requires “at least 5dB” sound insulation values above Building Regs for all wall structures separating “rooms / uses” in adjoin dwellings. The 5dB is therefore taken to be the minimum and the LPA should insist upon whatever performance is necessary to ensure that external walls are protected from external noise sources from other uses and dwellings.

The submitted ‘robust details’ extracts appear to be entirely generic and also appear to deal with internal treatments only(?). We would request that the applicant provides an explanatory note, preferably from a professional noise consultant, to ratify the suggested solutions as well as elaborating on the treatment for the external walls and how this would be sufficient. This should also explain how, given the proximity of the Fiddlers Elbow (and road traffic), the insulation measures put forwards would achieve requisite requirements that would ensure that residents are protected from noise impacts and / or vibration.

Furthermore, it is unclear whether any additional solution is put forward for the glazing. Will traditional double glazing be sufficient? Is mechanical ventilation not required so that ventilation can be achieved in the summer without residents relying on opening windows? Etc.

We look forwards to the comments of your Environmental Health Officer in due course, however, in the interim we consider that the details submitted appear to be insufficient.

Kind Regards

Matt Taylor BA (Hons) PG Dip MRTPI
Associate and Planning Team Manager

for and behalf of

jsa
jsa planning

tavistock house, waltham road,
woodlands park, maidenhead,
berkshire, sl6 3nh



From: Matt Taylor
Sent: 24 July 2017 16:14

To: [REDACTED]
Subject: 2017/2584/P - Land Lying to the South of 3 Malden Road London NW5 3HT

Hi Laura,

2017/2584/P - Land Lying to the South of 3 Malden Road London NW5 3HT

Thanks for the conversation just now.

As discussed, we represent the owners of the Fiddlers Elbow (1 Malden Rd, Kentish Town NW5 3HS) which is a very popular nearby music venue. Whilst the longstanding venue has always sought to be a neighbourly facility enjoyed by all, the approval of the application for the flats at the above address is of course a concern for our site given the proximity of the new residents.

We note, however, that application was supported by a Noise Assessment (produced by MoirHands dated March 2016) which confirms that the road traffic noise is greater than that generated from the music venue at the Fiddlers Arms. Specifically, the report stated:

4.8. This site is subjected to noise mainly arising from local road traffic. Noise from the live music venue adjoining the site is relatively minor in relation to that from traffic, even at 2am. Noise break-out from The Fiddler's Elbow is not significant and although audible close to the venue, dissipates rapidly and is not likely to create a disturbance to occupants of the proposed scheme.

The report goes on to conclude:

7.2. The site is subjected to moderately high levels of noise arising from traffic on Malden Road and the neighbouring road network. Noise break-out from the neighbouring live music venue is not significant.

Condition 6 requires that details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings before development commences.

We have seen the details that have been submitted and would request that these details are checked by your Env Health team to ensure that sufficient mitigation can also be achieved from external noise sources, both in terms of the building materials and glazing. The information submitted appears to be very limited and gives us limited confidence that external noise sources have been adequately accounted for as described in the original noise assessment.

You will appreciate that new development should not compromise existing buildings and their uses. Our client is therefore extremely concerned to ensure that the new residential units are built to a sufficient acoustic standard that will avoid any noise complaints in future against the Fiddlers Elbow.

I would appreciate it if you could possibly keep me updated in this regard and provide me with the feedback of your Env Health Officer.

Kind Regards

Matt Taylor BA (Hons) PG Dip MRTPI
Associate and Planning Team Manager

for and behalf of



tavistock house, waltham road,
woodlands park, maidenhead,
berkshire, sl6 3nh

