

CONSULTATION SUMMARY

Case reference number(s)

2017/2584/P

Case Officer:

Laura Hazelton

Application Address:

Land Lying to the South of 3 Malden Road
London
NW5 3HT

Proposal(s)

Details of windows, grills, doors and gates, shopfront glazing panels, and facing materials required by condition 3, details of hard and soft landscaping required by condition 4 and details of enhanced sound insulation required by condition 6 of planning permission ref: 2016/1771/P dated 04/08/2016 for the redevelopment of the property to provide 9 residential units (1 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom) including associated works.

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

One consultation response has been received on behalf of the Fiddler's Elbow public house which is summarised as follows:

- 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.
- New development should not compromise existing buildings and their uses. It must be ensured that the new residential units are built to a sufficient acoustic standard that will avoid any noise complaints in future against the Fiddlers Elbow.
- The submitted 'robust details' extracts appear to be entirely generic and also

appear to deal with internal treatments only.

- 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?

Officer response

The Council's Environmental Health Officer has confirmed that the details submitted for internal enhanced sound insulation are sufficient to discharge Condition 6. The wording of Condition 6 does not refer to sound insulation from adjoining properties, referring to the Building Regulations (AD Part E – Sound) and 'floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling.]'

However, the development is required to be constructed to BS8233:2014 as standard (as specified by condition 5 which states that "the noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms." This standard deals with control of noise from outside the building, noise from plant and services within it, and room acoustics for non-critical situations.

In addition, the noise report submitted as part of the original application, (and listed as an approved document) by Moir Hands, addresses noise outbreak from The Fiddler's Elbow (item 4.8). The applicant has confirmed that based on the findings of the noise survey recommendations for the specification of the glazing are provided, including a dedicated performance for windows facing Fiddler's Elbow. These values have been taken forward and included in the detail design and construction specification and are referred to on the General Detail sheets submitted to discharge condition 3.

The report also makes recommendations on ventilation which have also been taken forward into the detailed design. In accordance with the Moir Hands report and Energy Strategy Report prepared by King Shaw Associates (both of which are approved documents) the ground and first floor units will be provided with a whole house mechanical ventilation system and acoustic trickle vents will be provided on the second, third and fourth floors.

Recommendation:-

Grant planning permission