

Application ref: 2018/4798/P  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**South Hampstead Synagogue**  
**Formerly 21-22 Eton Villas**  
**London**  
**NW3 4SG**

Proposal:

Details pursuant to Condition 10 (noise levels from plant equipment) of planning permission ref. 2017/0478/P (dated 9.11.17) for Variation of Condition 4 (approved plans) of planning permission 2013/7887/P (dated 28/01/16) [for Erection of a synagogue comprising 4 storeys plus basement]

Drawing Nos: 1208 181115 RA F6 Planning Overview (prepared by Adnitt Acoustics, dated 15 November 2018); 1208 180917 RA F5 Planning C10 (dated 17 September 2018)

Informative(s):

- 1 The Council's Environmental Health Officer has reviewed the submitted information and after requesting further information, is satisfied that sufficient detail has been provided to demonstrate that the residential amenity of nearby occupants will be protected. Further detail has been provided below to demonstrate how this conclusion has been reached.

Based on the 5dB < LA90 criterion, noise limits have been tabulated in Section 1.2.2 of the acoustic report. It can be seen from these values that between

23:00hrs and 01:00hrs noise limits of 27 and 29dB LAeq,T have been adopted. Section 1.2.4 indicates the post-mitigation noise emissions (i.e. inclusion of attenuators) from the AHU 2 = (31dBA) and the discharge outlet (31dBA) exceed these limits. AHU1 = 27dB. Furthermore, the total noise level from all three items of plant i.e. 35 dBA =  $10\text{Log} [10 (27/10) + 10 (31/10) + 10 (31/10)]$  exceeds most of the tabulated noise limits during the week and weekend. Section 1.2.5 (Condensers) includes 2 noise maps, which show the before and after effect of enclosing the condensers with acoustic covers. Further assessment of this data indicates combining the level from the AHU's & Fans i.e. 35dB with the highest level on the 2nd noise map i.e. 20dB does not increase the level of plant noise i.e.  $35\text{dB} = 10\text{Log} [10 (35/10) + 10 (20/10) ]$  at the nearest noise sensitive receptor. Despite this, it can still be seen that the noise levels outlined by Condition 10 have not been complied with. However, to put this into perspective, the rationale for the condition needs to be considered, which is the prevention of harm to the local amenity. To this end the Council need to be satisfied that at night, internal noise levels required for sleeping in bedrooms (BS8233: 2014) could be met i.e. of 30dB LAeq,T. Further assessment has been undertaken herein to address this, based on a bedroom window being partially open for summer cooling. The result indicates a bedroom noise level of around 23dB LAeq,T = (35-12) which as can be seen complies with the BS8233 guidance to prevent sleep disturbance. On that basis, officers are satisfied that Condition 10 has been met.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

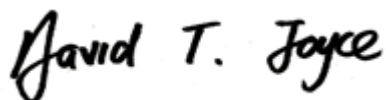
As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning