

Sent: Friday, 28 August 2020 10:35

The 3 units -not 2- on the northeast corner of Spectrum House ("SH") as depicted in the existing External GF Plan are sited by the immediate boundary with the adjoining Residential property on the south of Glenhurst Avenue – see image 4. The adjoining residential property has a far higher ground level than SH, and there is only 2.5 meters approx. from ground level to the top of the height of the 2 upper units & less distance from ground level to the noise of all 3 units.

That there have not been any complaints to SH owners/the local authority does not mean that the noise is not intrusive nor does not cause a nuisance. It is only now that we have been made aware that planning permission is required, and we can now raise objections without having to complain as private individuals to a commercial enterprise.

The Noise Impact May 2020 Assessment's conclusion of 'no observed effect' on Noise Receptor R2 (6.11) is incorrect: In or around R2 to the north and east of SH, there is no prevailing ambient noise from Kwik-Fit &/or A1 and A2 which are on the west side of SH, during the summer months when the units are usually in operation (for which no measurements are provided), nor at any other time of year, including March and September. There is no in situ noise measurement of R2 in the Assessment (only deemed calculations) and the proposed noise limits (5.14) take no account of the garden amenity of the adjoining residential property.

The noise from these 3 units on the adjoining property and in the adjoining garden – not limited to R2 in the Assessment - is at least Present & intrusive and is causing a nuisance. Neither the fencing nor the vegetation on both sides of the boundary fence & on the wall of SH do anything to mitigate the noise, even though the fencing on the boundary wall was made higher to obscure the view of the units from the adjoining residential garden and property. This step to rectify the adverse effect on the visual amenity has resulted in loss of light to the adjoining residential property.

The noise has got worse the last 2-3 years, which may be due to lack of maintenance and/or old non-energy efficient units. If the surrounding vegetation on the wall of SH and boundary fence were to be removed to enable proper maintenance, this would adversely affect the current outlook from the adjoining residential property, and could result in killing off the vegetation on the other side of the fence within the adjoining residential property.

There is also a potential Health & Safety issue – current HSE Covid advice for offices is primarily to open windows and doors, and to extract air as opposed to re-circulation. This begs the question of a safe distance from residential properties for units pumping out mechanically extracted air which may be infected with the coronavirus. All office units in SH have openable windows (Justification Statement).

In line with good planning practice, air-conditioning units should be mounted wherever possible on a commercial and not a Residential boundary. If air-conditioning for the office units in SH is unavoidable, these 3 units should be removed and, rather than replacing them with new modern units with acoustic barriers, should be replaced with Internal ducting leading to the commercial boundary with Gordon House Road (using the internal layout in preference to sole reliance on sound insulation as per the London Plan). (They should not be replaced with units on the roof, especially on the north east of Elevation 5 in the Roof Plan as SH is within the Dartmouth Park Conservation Area, and would also result in loss of

outlook/amenity from the upper floors of all south facing residential properties on Glenhurst Avenue).

Comments made by Sarah Tuckman

Comment Type is Objection