

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

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| To: | <i>Josh Lawlor, Planning Officer, Development Management, 5 Pancras Square N1C</i> |
| From: | <i>Edward Davis (Pollution Planning Officer)</i> |
| Date: | 07 November 2020 |
| Re: | <i>Central Somers Town covering Land at Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space, NW1</i> |
| Proposal: | <i>Discharge of Condition 39 (Maximum internal water use), Condition 73 (Plant machinery specifications) and Conditions 141 & 142 (Compliance with Building Regulations Part M4 (2)) granted under planning permission reference 2015/2704/P dated 14/10/16 for Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sqm of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floor space and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height.</i> |
| Reference: | <i>Planning application ref. 2020/4655/P</i> |
| Key Points: | The proposals are <u>acceptable</u> in environmental health terms |

ENVIRONMENTAL HEALTH OBSERVATIONS

Condition 73 is worded similarly as follows:

Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

The applicant has confirmed that there is no external plant (or AC plant) on Plot 1 & 4. Therefore, there are no supporting documents provided to discharge this condition.

If you have any queries, please do not hesitate to contact me.

Regards

Edward Davis
Pollution Planning Officer
Supporting Communities
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