

Mira A-Architecture & Engineering Ltd
33 Cavendish Square
London
W1G 0PW

Ref: LR01-21379-R1

Date: 16 August 2021

Dear Ms Esposito,

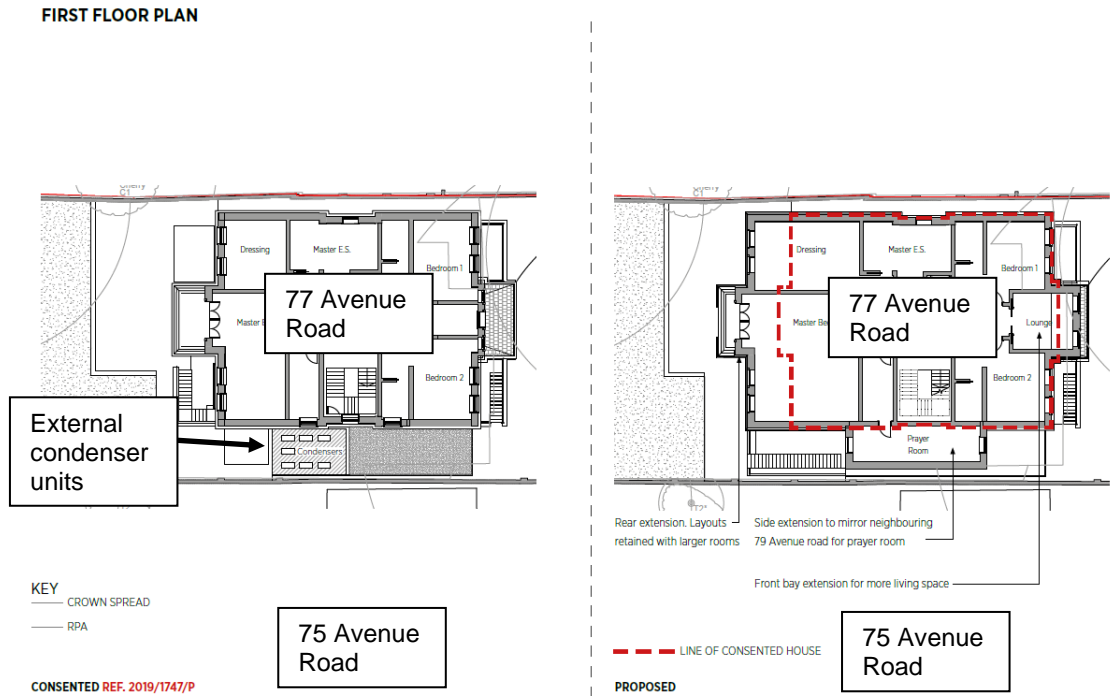
RE: 77 AVENUE ROAD, LONDON, NW8 6JD – REMOVAL OF APPROVED EXTERNAL CONDENSER UNITS

Cass Allen has been instructed by Mira-A Architecture & Engineering to assess the potential noise impact of proposed mechanical plant associated with the above development on surrounding noise sensitive receptors i.e. neighbouring houses 79 Avenue Road and 75 Avenue Road.

The purpose of this report is to demonstrate that the proposed removal of external condenser units will result in a betterment over the previously approved 2020 scheme, in terms of acoustics. Other proposed plant associated with the new planning application (Ref. 20210527) will be assessed in due course once data becomes available.

The 2020 scheme (Ref. 2019/1747/P) had approval of external condenser units to be located on the garage rooftop of 77 Avenue Road at the first-floor boundary of 75 Avenue Road (see Figure 1). The energy strategy for the development has since been revised and improved by the project energy consultants (Colin King BSC Building Services and Marine Consultants) such that the external condenser units have been shown to no longer be required. The external condenser units have therefore been removed from the new application. Since there will no longer be external condenser units to generate any noise, this demonstrates that the new application will provide a betterment over the approved 2020 scheme, in terms of acoustics, and as such should be approved.

Figure 1 Location of previously approved external condenser units



Note 1 – Image taken from new planning application (Ref. 20210527)

Yours sincerely,



**Dominic Perrett MSc BSc AMIOA
Acoustics Consultant**

Email: dominicperrett@cassallen.co.uk

Direct dial: 01234 834837

Quality Assurance

CHECKED BY

Tim Ives, PhD BEng CEng
FIOA, Technical Director