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**From:** Michael Pountney [REDACTED]  
**Sent:** 21 November 2021 15:18  
**To:** Planning Planning  
**Subject:** Application numbers: 2021/4473/P and 2021/4542/L, The Lamb Pub, 94-96 Lamb's Conduit Street

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**The Lamb Pub, 94-96 Lamb's Conduit Street London WC1N 3LZ Application numbers: 2021/4473/P and 2021/4542/L**

**Dear Planners**

We have concerns about this application relating to noise. Rokeby House is joined at right angles to The Lamb Pub and is already affected by high levels of noise from the pub's existing condensers and fans. Many of the rooms facing onto the rear of the pub, where all the equipment is sited, are bedrooms and when tenants want to have their windows open, the noise is intrusive. Also the noise in the garden of Rokeby House detracts considerably from the pleasure of being there. That is the background to our concerns about this new application. Specifically:

The *Plant Noise Assessment report* in the application makes precise recommendations about the condenser units to be installed, but the *Manufacturers details* proposes a different manufacturer for whose equipment no details are provided. This gives us concern that the applicant may be choosing different equipment because it is cheaper and consequently likely to be less effective. More information is needed.

The applications speaks of four floors in Rokeby House. For part of the building, the part immediately adjacent to the Lamb's roof, there are five floors. If there has been no specific consideration of the effect of the new condensers on the two flats concerned, this needs to be rectified.

The baseline noise level for the back of the pub was taken in August 2021 with recorder on the roof of the Lamb. It would have been helpful to have recorded sound levels at ground level and estimated how much they would be increased by the new equipment as it is very difficult to believe there would be no effect..

Applications that entail increased use of electricity should define how this increase will be offset - typically by siting PV cells wherever possible. While this is not required by law, local Planning Authorities should encourage it pending it becoming a legal requirement.

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2021/4473/P and 2021/4542/L**

**Dear Planners**

We ask that this application should not be accepted pending the provision of further information.

Michael Pountney  
Chair, Rugby & Harpur Residents Association  
for people living in Lamb's Conduit St, Great Ormond St, Rugby St, Great James St, Dombey St  
and Orde Hall St

[REDACTED]  
[REDACTED]