

Subject:

The comment link is not working comments attached Application
Number2022/2710/P

- ∞ **Application Number**2022/2710/P
- ∞ **Site Address**18 Vine Hill London Camden EC1R 5DZ
- ∞ **Application Type**Approval of Details
- ∞ **Development Type**Approval or variation of Conditions
- ∞ **Proposal**Variation of condition 2 (Approved Plans) of planning permission 2018/6016/P dated 02/01/2020 (for erection of an 8 storey building comprising a 153 bed hotel with ancillary ground floor restaurant/cafe facilities and 9 flats, excavation works to enlarge the lower ground floor level and create a lift pith, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation, landscaping and other associated works), namely alterations to the hotel to reduce height of building by 900mm, amend pre-cast concrete panels to glass reinforced concrete panels, reconfigure PV panels on roof, and revise ventilation strategy for hotel rooms on Eyre Street Hill; alterations to the office building to relocate plant to 2nd floor external terrace with installation of associated plant enclosure, alter back of house layout, increase number of WCs and form new fire escape from stair core.

As the block representative for Rosebery Square East on the community consultation group for this build. I am writing to object to what is described as the revised ventilation strategy for hotel rooms on Eyre Street Hill; alterations to the office building to relocate plant to 2nd floor external terrace with installation of associated plant enclosure, alter back of house layout

The ventilation installation and plant will be about 5 metres (at its closest) from the bedrooms and living rooms of 32 flats, some of them inhabited by people with health conditions. The remaining 16 flats slightly further away may also be affected if the noise is considerable enough. Our experience in the three closest blocks with existing nearby ventilation at about the same distance away is that it exceeds noise policy statement limits and any increase will permanently push the effects of noise into Significant Observed Adverse Effect Level (SOAEL) , described below.

.The Noise Policy Statement for England (NPSE) launched in March 2010 states the long-term vision of Government noise policy is to "promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development".

The long-term vision is supported by the following aims; through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- ∞ • Avoid significant adverse impacts on health and quality of life;
- ∞ • Mitigate and minimise adverse impacts on health and quality of life;
- ∞ • Where possible, contribute to the improvement of health and quality of life.

The intention is that the NPSE should apply to all types of noise apart from noise in the workplace (occupational noise).

Our daytime living room levels when the system is functioning normally are currently as follows:

Lowest

Observed

Adverse Effect

Level (LOAEL)

Noticeable and

intrusive

Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.

Observed
Adverse
Effect

Mitigate and
reduce to a
minimum

Nighttime (bedroom) levels when system is functioning normally are at SOAEL level (A) and at level (B) when it overtaxed or in need of service, The system appears to increase considerably in noise (roaring whistling rattling etc) when the weather is warmer than average, is cold or is system in need of servicing, It has a cycle that comes on at 4.15AM that is sufficiently loud to cause wakefulness at level B.

Significant

Observed

Adverse Effect

Level (SOAEL)

Noticeable and

disruptive (A)

The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.

Significant
Observed
Adverse Effect

Avoid

Noticeable and
very intrusive

Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory

Unacceptable
Adverse Effect

Prevent

Any further increase in the noise levels from a new plant, servicing large block not a small one, can only be extremely detrimental.

We are also very concerned about additional light levels penetrating bedrooms in an already light polluted area. Some of already have 2 levels of blackout material and it is barely enough to keep the light out at night and let us sleep. Low levels of light at night are also in line with medical sleep hygiene recommendations.

What steps will be taken to ensure that lights are not allowed to shine into our bedroom at night, from the office extension.

I look forward to hearing from you, on behalf of all the tenants in Rosebery Square East whose quality of life is becoming more and more compromised.

Please post my comments. Thank you.

Christine Gordon



