



**ENVIRONMENTAL HEALTH  
SUPPORTING COMMUNITIES**

<b>To:</b>	<i>Jaspreet Chana, Planning Officer, Development Management, 5 Pancras Square</i>
<b>From:</b>	<i>Edward Davis (Environmental Health Officer)</i>
<b>Date:</b>	02 February 2022
<b>Re:</b>	<b><i>28-30 Kirby Street London EC1N 8TE</i></b>
<b>Proposal:</b>	<i>Installation of plant equipment and external louvres relating to the new CAT B internal fitout on the lower ground, ground, first, second and third floors and associated works</i>
<b>Reference:</b>	<b><i>Planning application ref. 2021/0985/P</i></b>
<b>Key Points:</b>	The proposals are <b><u>acceptable</u></b> in environmental health terms

**ENVIRONMENTAL HEALTH OBSERVATIONS**

To the North of the site is St Cross Road, to the East of the site in Hatton Gardens, to the West of the site is Saffron Hill and to the South of the site is Greville Street. The site is a six storey building with a basement. Building surrounding the site are of a similar height and comprise offices, shops and residential flats.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

The proposal is to install 9No. condenser units to the first floor plant deck. 2No. items of existing plant which are to be retained within the existing acoustic enclosure on the roof of the site. Given that these are existing items of plant being retained these have reasonably not been assessed against the plant noise limits within the submitted acoustic assessment.

It is understood that the proposed units will be operational during between the hours 07:00- 19:00.

The plant noise levels have been adequately predicted at the at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

Based on the results of the submitted noise assessment, noise limits for the new plant have been adequately calculated.

The calculations show that the noise emission levels of the proposed plant strategy meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers.

I am satisfied that the submitted acoustic submission meets our local plan guidelines given appropriate performance of the acoustic enclosure and therefore acceptable in environmental health terms. I offer no objections to the application and suggest the following should you be mindful to grant the application.

Suggested conditions:

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

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

Regards

Edward Davis  
Pollution Planning Officer  
Supporting Communities  
London Borough of Camden  
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