

Our ref: Q40227
Your ref: 2019/4998/P
Email: gregory.markes@quod.com
Date: 12 December 2022



Planning Development Control
5 Pancras Square
Kings Cross
London
N1C 4AG

For the attention of Kate Henry
By Planning Portal

Dear Kate

Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): Namely to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access. (Permission ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P)

APPLICATION FOR DISCHARGE OF CONDITION 35 (VERIFICATION REPORT) AND 36 (INTERNAL NOISE LEVELS) OF PLANNING PERMISSION REFERENCE 2014/5840/P AS AMENDED BY 2015/6996/P AND 2019/4998/P

On behalf of my client, the London Borough of Camden ('the Applicant'), please find enclosed an application for:

Details required for the discharge of condition 35 (verification report) and 36 (internal noise levels) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).



The most recent amendment to the Planning Permission was granted on 25 September 2020 under application reference 2019/4998/P. It is pursuant to this planning permission that this submission is made.

Condition 35 (Verification Report)

Condition 40 of the Planning Permission reads in full:

Prior to occupation of the relevant block, an acoustic report shall be submitted to and approved by the Local Planning Authority in writing. The acoustic report shall provide details of all plant for that block and verify whether the cumulative noise from the plant complies with Condition 5 and provide details of any further mitigation required. Any mitigation required shall be provided in accordance with the details thus approved.

The details to discharge the requirements of this condition have been provided in the **Plant Noise Assessment (17/0485/R1)** prepared by RSK Acoustics. It sets out the plant that will be installed on each relevant block, and demonstrates that the noise effects are well within the limits established through Condition 5 of the Planning Permission – they are in fact some 10-15dB below the daytime levels, and consistently well below the night time levels too.

Condition 36 (Internal Noise Levels)

Condition 36 of the Planning Permission reads in full:

Prior to occupation of the relevant block, an acoustic report shall be submitted to and approved by the Local Planning Authority in writing. The acoustic report shall provide full details of all plant in the plant room and shall:

a) demonstrate the internal noise levels at any location within adjoining dwellings at 100Hz one third octave band centre frequency shall not exceed unweighted 48dB Leq at day (07:00hrs - 23:00hrs) and 43dB Leq at night (23:00hrs - 07:00hrs) with the operation of the plant room at full capacity.

b) include specification for the installed performance of the building fabric such as windows etc. and provide details of alternative means of background ventilation in order to comply with the noise limits set out in a) above.

The details to discharge the requirements of this condition have been provided in the report prepared by RSK Acoustics titled **Internal Noise Levels: Condition 36 (Report 17/0485/R1)**. This report demonstrates that the standards set out in part (a) of the condition are either met or bettered. It also provides details of the building fabric performance in accordance with part (b) of the condition.

I trust these details are sufficient to allow you to discharge the above conditions. Please do not hesitate to let me know if you need further information, however.



Yours sincerely

Gregory Markes
Senior Planner

Enc. Site Location Plan (MPI_P01 PL02)
Council Own Development Form (dated 12/12/2022)
Plant Noise Assessment (17/0485/R1)
Internal Noise Levels: Condition 36 (Report 17/0485/R1)