



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

**EH RESPONSE TO CONSULTATION
REFERRAL FROM PLANNING:
DEVELOPMENT CONTROL**

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| Planning Reference: PP/17/00253 | Planning Officer: Lara Peter | | | | |
| Environment Officer: Telephone: Email: | Julian Trill 020 7341 5640 julian.trill@rbkc.gov.uk | EH Acolaid Number: 17/198982 | | | |
| Application site address: 128A Lancaster Road, LONDON, W11 1QS | | | | | |
| Pre-Application <input type="checkbox"/> | Full Application <input checked="" type="checkbox"/> | Informal Advice <input type="checkbox"/> | Appeal Notification <input type="checkbox"/> | Planning brief <input type="checkbox"/> | Policy <input type="checkbox"/> |

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| Date received | 20/01/17 | Date returned to planning officer : | 14/02/17 |
| Consultation deadline from planning website: | 17/02/17 | Date(s) of discussion(s) with Planning officers | |

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| Environmental issue covered in this response: | | | | | |
| Air Quality | | Noise | X | Contaminated land | Other |
| Other (describe) such as Licensed premises issues | | | | | |
| Notification has also been forwarded to (EH officer name) | Date | For comments on: (subject area) | | | |
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Summary of application proposal

Demolition of existing youth centre buildings (Class D1 use) and construction of mixed-use four storey building comprising library, replacement youth centre, external multi-use-games-area (MUGA) and education space (Class D1 use), together with associated hard and soft landscaping. (MAJOR APPLICATION)

Summary of comments

See below.

Detailed comments

I have examined the application and the documents that have been submitted, for the proposed development which comprises of a replacement youth centre and library, and external Multi-Use Games Area ('MUGA').

A Noise and Vibration Impact Assessment Report (prepared by Clarke Saunders, dated 22/11/16, ref. AS8689.161121.R2) has been submitted which details the results of

environmental noise and vibration surveys that have been carried out. This has enabled plant noise emission limits to be set in compliance with the Council's criterion, and to allow an assessment to be made of the proposed Multi-Use Games Area ('MUGA').

In terms of building service equipment, no details of the plant to be installed have been provided – it is likely that this has not yet been selected. I therefore do not think there will be difficulties in selecting plant that will be in compliance with the noise emission limits that have been derived. Further information will need to be provided, however, and I have suggested a condition in this regard.

With regard to the MUGA, the noise report advises that predicted noise levels will be lower than the existing ambient noise levels in the area. However, it is important that the noise from intermittent ball impacts against the sides of the MUGA are considered, as these could cause considerable annoyance and disturbance even if the overall average level of noise from the MUGA is below the prevailing ambient noise level. I have suggested a condition requiring details of the internal facing materials for the MUGA, including kickboards and impact baffles, to be submitted and improved. I have noted that the applicant has suggested a condition with regard to the use of the MUGA, including its hours of use; the Environmental Health Department should be consulted and agree these hours of use before they are formalised as the 22:00 hours weekday closing time could be considered as too late – further information on this aspect will be necessary.

With regard to the demolition and construction works themselves, these should be carried out in accordance with the Borough's Code of Construction Practice and, in particular, the revised permitted hours for noisy construction activity.

Conclusions

No objection to permission being granted subject to condition.

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| <p>Requested condition(s)</p> | <ol style="list-style-type: none"> 1. Noise emitted by all external mechanical services plant, or from any plant room intake, extract or louvre, when operating in combination or individually, shall not increase the lowest existing measured background LA90(15min) level measured or predicted at 1.0m from the nearest residential window and/or at a height of 1.2m above any adjacent residential garden, terrace, balcony or patio at any time when the plant is operating. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, they shall be switched off and not used again until it is able to comply. 2. Work shall not commence on installing any mechanical services plant until a report has been submitted to and agreed in writing by the Executive Director of the Planning and Borough Development in consultation with the Director for Environmental Health. The report shall show how compliance with condition 1 and the plant noise emission limits, as detailed Table 5.1, page 5, of the Noise and Vibration Impact Assessment Report (prepared by Clarke Saunders, dated 22/11/16, ref. AS8689.161121.R2), will be achieved. 3. Prior to their installation, full details of the internal facing materials for the MUGA, including kickboards and impact baffles designed to minimise the generation of impact noise from ball game impacts, shall be submitted to and approved in writing by the Executive Director of the Planning and Borough Development in consultation with the Director for Environmental Health. The details shall include: |
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| | <p>a) A sample panel for each facing material and surfacing material b) Supporting drawings; c) Manufacturer's specifications in terms of its resistance to the generation of impact noise; d) Any necessary illustrative material in the form of photographic examples, and supporting textual material.</p> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.</p> <p>4. The level of noise emitted from the MUGA shall not exceed the noise levels set out in the Section 6 of the Noise and Vibration Impact Assessment Report (prepared by Clarke Saunders, dated 22/11/16, ref. AS8689.161121.R2), dated November 2016. Should different MUGA material samples be submitted in connection with condition 3, a revised noise survey shall be submitted to approved in writing by the local planning authority. The noise mitigation measures shall be implemented prior to the first occupation of the building.</p> |
| <p>S.106 opportunities</p> | <p>N/A</p> |
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| <p>Officer(s) initials</p> | <p>JJT</p> | <p>Times spent (to nearest half hour) 1.5 hours</p> |
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