



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

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

Planning Reference: PP/18/05313	Planning Officer: Joe Whitworth				
Environment Officer: Telephone: Email:	Julian Trill 020 7341 5640 julian.trill@rbkc.gov.uk	EH Acolaid Number: 18/226823			
Application site address: Heythrop College, 23-24 Kensington Square, LONDON, W8 5HH					
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"/>

Date received	10/09/18	Date returned to planning officer:	08/10/18
Consultation deadline from planning website:	26/10/18	Date(s) of discussion(s) with Planning officers	

<b>Environmental issue covered in this response:</b>					
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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<b>Summary of application proposal</b>
Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square); refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2). Demolition of all other buildings on site. Erection of deck over adjacent London Underground line and construction of 5 buildings (ranging between 1 and 8 storeys in height) for use as an extra care facility including units, communal facilities and services areas, community hall and on-site affordable housing and associated access parking, servicing and landscaping. (MAJOR DEVELOPMENT)
<b>Summary of comments</b>
See below.

<b>Detailed comments</b>
The application details proposals for the following:  "Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square);

*refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2). Demolition of all other buildings on site. Erection of deck over adjacent London Underground line and construction of 5 buildings (ranging between 1 and 8 storeys in height) for use as an extra care facility including units, communal facilities and services areas, community hall and on-site affordable housing and associated access parking, servicing and landscaping."*

I have examined the documentation and plans that have been submitted.

The application is accompanied by a Planning Noise and Vibration Report (prepared by Sandy Brown Associates LLP, dated 24 August 2018, ref. 17430-R04-H), which details the results of a number of attended and unattended environmental noise and vibration surveys that have been carried out. The reports have established the prevailing ambient and background noise levels at four locations around the proposed site, including the identification of the lowest background noise levels on site. Typical vibration levels around the site have also been established. The London Underground railway tracks, adjacent to the site, have been shown to be the dominant source of noise and vibration on site.

The surveys have allowed outline noise emission limits for external building services plant to be calculated and set in compliance with the Borough's noise criterion, as well as establishing the level of façade sound insulation that will be required to ensure suitable internal noise levels in the proposed uses. As the project is not yet at the detailed design stage, full details of the required plant and equipment are not finalised; this also applies to the façade treatment of the proposed buildings for the site (5 buildings ranging from 1 to 8 storeys in height), where the final design of the glazing is not yet known. However, the noise survey and report has established the required sound insulation performance for each façade of the proposed buildings to maintain suitable internal noise levels; the report has also established noise emission limits for any plant to be installed. It is possible to condition these elements at this stage with requirements for further information to be submitted in due course.

I have looked at the proposed floor plans across the site to check for the compatibility of proposed adjoining uses. I have identified areas where delivery the loading bay, plant rooms and the gym share party walls/floors/ceilings with adjoining residential accommodation (including bedrooms). I have suggested a condition to ensure further information is provided on these aspects.

Levels of vibration from the surveys carried out demonstrate that there is a very low probability of adverse comment due to passing underground trains beneath the newly constructed residential properties. Re-radiated noise, however, is predicted to exceed our recommended limits; vibration isolation has been recommended for localised sections of the site, where necessary. I have suggested a conditions with respect to these issues.

Modelling has been carried out to assess the impact of the rafting of the underground railway in terms of any changes in ambient noise levels that are caused by the new structure, including changes caused by reverberant train noise build-up from inside the tunnel and being propagated from the tunnel mouth. The modelling satisfactorily demonstrates that there will be no negative impact caused by the construction of the raft, with noise levels from train movements typically halving (from the current situation) at surrounding receptors due to the additional screening provided by the structure, and at some receptors it is predicted that noise levels from trains will be quartered.

In terms of noise, vibration and dust from the demolition and construction phases, significant documentation has been submitted. The works include the demolition of buildings on site, the excavation of single and double-storey basements, the construction of a raft across the adjacent London Underground railway lines, and the construction of five buildings ranging from 1 to 8 storeys in height.

A Construction Method Statement, Construction Environmental Management Plan and Demolition Environmental Management Plan have all been submitted. These set out the mitigation, in general terms at this stage, that is to be implemented in order to minimise the impact on surrounding receptors (i.e. residential and hotel properties). Some works at night time will be necessary for the rafting over of the underground railway lines – residents in Kelso Place and the adjoining

Copthorne Tara Hotel may be impacted by this work in particular, so a full assessment will need to be carried out at a later stage.

There is a commitment to comply with the Borough's Code of Construction Practice and to submit an Application for Prior Consent under the Control of Pollution Act 1974. This should secure the best protection for residents; however, there clearly will be impacts on residents as a result of the scale and duration (4 years) of the proposed works, not least from the single point of access to the site via South End and the network of quiet, narrow residential streets that construction vehicles will have to use to access the site.

## Conclusions

No objection to the application being granted subject to condition.

### Requested condition(s)

1. Noise emitted by all external mechanical service plant, or from any louvre or ventilation grill, when operating in combination or individually, shall be -10dB(A) below 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. Where the noise is tonal it shall be -15dB(A) below. 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 the 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 in Section 4.3.3 and Table 10, page 22, and Section 7, page 34, of the Planning Noise and Vibration Report (prepared by Sandy Brown Associates LLP, dated 24 August 2018, ref. 17430-R04-H), will be achieved.
3. No development shall commence until full facade construction details of all new residential buildings, including glazing, with commensurate composite sound insulation performance predictions, have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Director of Environmental Health. The approved details shall show that noise levels within habitable rooms shall comply with the recommendations of BS8233: 2014 'Guidance on sound insulation and noise reduction for buildings', and the indoor ambient noise levels for dwellings as detailed in Table 4 of the Standard. The recommendations contained within Section 6 of the Planning Noise and Vibration Report (prepared by Sandy Brown Associates LLP, dated 24 August 2018, ref. 17430-R04-H) shall also be adopted and implemented in full.
4. Re-radiated noise, as a result of vibration from the passage of underground trains affecting the development, should not exceed 35dBLAmax(s) within the proposed residential dwellings. Where it is predicted that noise from this source will exceed 35dBLAmax(s) then proposals to mitigate re-radiated noise to acceptable levels shall be submitted to and approved in writing by the Executive Director,

	<p>Planning and Borough Development, in consultation with the Bi-borough Director of Environmental Health.</p> <p>5. Vibration Dose Values (VDV's), as defined in BS 6472:2008 shall not exceed those of Table 1 of BS 6472:2008 for 'low probability of adverse comment'. The measured or calculated VDV's, generated as a result of vibration from the (add source) affecting the site shall be adjusted as necessary to allow for transfer functions from the ground to the foundations and to upper floors of the proposed development.</p> <p>6. No development shall take place before a scheme of sound insulation, designed to prevent the transmission of excessive airborne and impact noise between the proposed residential properties and the adjacent plant rooms, gym, delivery gates and delivery bay areas has been submitted to and approved in writing by the Executive Director, Planning and Borough Development, in consultation with the Director for Environmental Health. The sound insulation shall be installed and maintained only in accordance with the details so approved. The residential accommodation shall not be occupied until the approved scheme has been fully implemented.</p>
<b>S.106 opportunities</b>	N/A

<b>Officer(s) initials</b>	JJT	<b>Times spent (to nearest half hour)</b> 1.5 hours
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