

**ENVIRONMENTAL HEALTH
INTERNAL MEMORANDUM**

TO: Sarah Wilden - Planning and Borough Development **ROOM NO:** 3rd Floor Town Hall

CC:

FROM: Ian Hooper **ROOM NO:**

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DATE: 15 August 2007 **REF:** pp/07/1662

SUBJECT: 7 Phene Street The Phene Arms

SW

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✓ 21/8

I confirm receipt of the above application and I have the following comments:

Firstly I would say that I understand that the Phene Arms public House did create cause for residents to complain to us regarding noise and disturbance. However our data system has no record of these complaints which occurred some time ago. However the residents letters you sent refer to incidents only 18 months ago. Although I can not be specific I think it safe to accept that residents had cause to complain mainly over the use of the beer garden over four years ago. If you need more detail on this to assess this application please let me know and I will try to provide it.

The Application:

There is no supporting statement on external plant and equipment there is no detailed noise report accompanying the application. I believe there would be numerous plant requirements associated with this development such as a air-conditioning and heating plant room serving the whole house , a swimming pool plant room etc. Operating a swimming pool can cause noise and odour and this needs to be addressed by the applicant.

The extensive ground works have a high potential to impact on residential amenity during the construction phase. I would suggest that the applicant submit a Demolition and Construction Method Statement I believe we could determine the application with safeguarding conditions. I have no reason to doubt that the applicant could discharge conditions as follows:

- 1.0 Noise emitted by all plant and equipment, such as air conditioning and ventilation plant, including swimming pool air conditioning and ventilation and hygiene plant all operating together shall not increase the lowest existing measured background LA90(10min) level measured or predicted at 1.0m from the nearest residential window or at a height of 1.2m above any adjacent residential garden, terrace, balcony or patio at any time when the plant is operating.
- 2.0 All plant and equipment shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.
- 3.0 Work shall not commence until a fully detailed noise survey and report has been submitted to and agreed in writing by the Executive Director Planning and Conservation in consultation with the Director of Environmental Health. The report shall show compliance with conditions 1 and 2.

- 4.0 Odour expelled from any flue or vent serving the hygiene plant or providing ventilation to the swimming pool area shall not cause annoyance to any adjacent occupied premises. The use shall not commence until a fully detailed scheme indicating the measures to be used to control and minimize odour has been submitted to and approved in writing by the Executive Director Planning and Conservation in consultation with the Director of Environmental Health. The report shall show how this condition will be met.
- 5.0 Before construction works commence on site a detailed Demolition and Construction Method Statement shall be submitted to and agreed in writing by the Executive Director, Planning and Borough Development in consultation with the Director of Environmental Health. The Method Statement shall detail and advise of the measures, in accordance with the best practicable means, to be used to minimise construction noise and vibration likely to affect adjacent residential premises.

Ian Hooper

Specialist Noise Officer

15 August 2007