

Our Ref: CP-0024  
23 January 2024

Thomas Fernandez  
Royal Borough of Greenwich  
Woolwich Centre,  
5th Floor  
35 Wellington Street  
Woolwich  
SE18 6HQ

Dear Mr Fernandez,

**81-88 Beresford Street, Woolwich, London SE18 6BG – Application for discharge of Conditions 22, 24 and 39 of Planning Permission (21/4216/F) dated 04 August 2022**

**Planning Portal Ref: PP-12750728**

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the discharge of Conditions 22, 24 and 39 of planning permission 21/4216/FUL. This application has been submitted online via the Planning Portal and the appropriate fee of £145 has been paid to the Council.

The application is accompanied by the following documentation:

- Environmental Noise Impact Assessment - prepared by Sound Advice Acoustics Ltd - dated January 2024.

**Planning Background**

Planning permission was granted on 04 August 2022 (ref: 21/4216/F) for the following development:

*"Demolition and redevelopment of the former Woolwich Catholic Club site for a new building comprising purpose built student accommodation and associated amenity space (Sui Generis) and flexible community use (Use Class F1/F2) at part ground floor level, together with ancillary plant and servicing; and associated enabling Works. The development may impact on the setting of the nearby Grade I, Grade II\* and Grade II listed buildings. In addition, the development may also impact on the setting of the nearby Royal Arsenal Conservation Area and Woolwich Conservation Area."*

Conditions 22, 24 and 39 of the planning permission (full wording provided below) are all conditions that require some element of discharge prior to the commencement of any above ground works on the site and relate to noise.

## **Assessment**

### **Condition 22 (Sound Attenuation & Environmental Noise Assessment)**

Condition 22 of planning permission 21/4216/FUL states the following:

*"a) Prior to the commencement of above ground works (excluding demolition), details of the sound attenuation, to protect against externally generated (environmental) noise sources including road and aircraft traffic shall be submitted to, and approved in writing by, the Local Planning Authority.*

*The details shall demonstrate that the internal ambient noise levels detailed in World Health Organisation (WHO) Community Guidelines for Community Noise can be achieved.*

*b) The approved works under a) above are to be completed prior to the first occupation of the development and retained for the lifetime of the development as well as the recommendations of the Environmental Noise Assessment prepared by IDOM and dated 15th March 2021 shall be implemented in their entirety, prior to occupation and thereafter permanently retained and maintained.*

#### **Reason 22**

*To ensure that the future residents of the development hereby approved experience a high standard of living in accordance with Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies."*

The enclosed Environmental Noise Impact Assessment confirms that the glazing / ventilation specifications to be achieved will enable the development to be implemented within the relevant guidelines and ensure a conclusion of NOEL – No Observed Effect Level. There is therefore considered to be no detectable effect on health and quality of life for the new occupants of the development due to externally generated noise and Planning Condition 22 can be discharged accordingly.

### **Condition 24 (Plant Noise)**

Condition 24 of planning permission 21/4216/FUL states the following:

*"A) Prior to the installation of plant and equipment, an acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The noise from any plant or equipment such as air handling units, boilers, lifts, mechanical ventilation etc. which forms part of the development shall not cause the existing background noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.*

*B) The developer shall certify to the Local Planning Authority that the noise mitigation measures agreed have been installed.*

*Reason 24*

*To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)."*

The enclosed Environmental Noise Impact Assessment establishes the existing background noise levels for the closest noise sensitive premises and includes evidence of measurements of the proposed plant at 11<sup>th</sup> floor level, undertaken in accordance with British Standard 4142: 2014 +A1:2019 and ISO 1996 – Part 2: 2017.

The assessment concludes that any emissions from plant within the development, running on a worst case scenario, show no conflict with 'low impact' criteria and give a strong indication that complaint and impact on local amenity is unlikely, provided the recommended acoustic works are implemented as detailed within this report. On this basis, it is considered that Planning Condition 24 can be discharged accordingly.

**Condition 39 (External Amenity Area)**

Condition 39 of planning permission 21/4216/FUL states the following:

*"Notwithstanding the conclusions within the Environmental Noise Assessment prepared by IDOM and dated 15th March 2021 on the consideration of rooftop amenity space, the external amenity area shall not be used until mitigation measures from the use of the external amenity area have been submitted to and approved in writing by the Local Planning Authority.*

*Details shall include:*

- *Any proposed noise screening*
- *Hours of use*

*The measures and use of the external amenity area shall be incorporated and carried out (in full) in accordance with the approved details for the lifetime of the development.*

*Reason 39*

*In order to safeguard the amenities of residential properties and ensure compliance with Policy D14 of the London Plan (2021) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)."*

The enclosed Environmental Noise Impact Assessment has assessed the communal external roof terrace for students at the 9<sup>th</sup> floor level of the development. This has demonstrated through appropriate calculation that the amenity space will see noise levels below the upper guideline desirable noise level of 55 dB provided by the WHO 'Guidelines



for Community Noise'. This upper guideline is considered appropriate given the site's urban location and proximity to a major trunk road.

It is therefore concluded within the report that the scheme design allows for effective management of noise levels within the external amenity space at 9<sup>th</sup> floor level. No further noise screening beyond the approved scheme design is therefore recommended.

On the subject of hours of use, the roof terrace will only be accessible to student residents when the property management team are on the premises. The management site staff will have the full ability to restrict access by simply closing and manually locking off the area. This will ensure that the space is not used inappropriately or in ways that would cause disturbance to local neighbours and residents. Further to this, the area will be protected by CCTV and electronic access control to ensure that only authorised students have rightful access.

On the basis of the above, and the enclosed assessment, it is considered that Planning Condition 39 can be discharged accordingly.

We trust that the enclosed information is sufficient for the local authority to partially discharge Conditions 22, 24 and 39 and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact me on 0203 893 2111.

Yours sincerely,

Philip Dunphy  
On behalf of Causeway Planning