

Our Ref: CP-0024  
15 February 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 Condition 23 (Sound Insulation – Internal) of planning permission 21/4216/F, dated 04 August 2022**

**Planning Portal Ref: PP-12811986**

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the discharge of Condition 23 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:

- Internal Noise Assessment - prepared by Sound Advice Acoustics Ltd (dated February 2024); and
- Internal and External RIBA Stage E2 Assessment - prepared by Sound Advice Acoustics Ltd (dated February 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."*



Condition 23 of the planning permission (full wording provided below) requires discharge prior to the commencement of any above ground works on the site.

**Assessment**

Condition 23 (Sound Insulation – Internal) of planning permission 21/4216/FUL states the following:

*"Prior to the commencement of above ground works (excluding demolition), details of the proposed sound insulation measures for all divisions (walls and floors) separating bedrooms and internal/external communal areas/facilities, shall be submitted to, and approved in writing by, the Local Planning Authority.*

*The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +10dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and the details should include airborne and impact sound insulation. The approved scheme shall be installed prior to the first occupation of the residential parts of the development and shall be permanently maintained thereafter.*

**Reason 23**

*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 'Internal Noise Assessment' recommends a number of proposed construction methods to ensure full compliance with the requirements of the current Building Regulations 2010 Approved E 2003 Edition, incorporating 2004, 2010, 2013 and 2015 amendments, in terms of noise attenuation between studio and cluster rooms.

The enclosed 'Internal and External RIBA Stage E2 Assessment' also details mitigation specifications to ensure compliance with the Building Regulations in terms of achieving the absorption requirements for the communal stairwells, landings and corridors.

We trust that the enclosed information is sufficient for the local authority to discharge Condition 23 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