

Your ref:
Our ref: 71 Penrhyn Road – Conditions 6 & 11
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Date: 15/03/2024

Development Management
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71 PENRHYN ROAD, KINGSTON UPON THAMES KT1 2EQ
PERMISSION 22/03426/FUL: DISCHARGE OF CONDITIONS 6 & 11

We have been instructed by our client Kingston University to submit an application to discharge in full Condition 6 (Internal Water Usage) and Condition 11 (Noise Scheme) of the planning permission dated 07 June 2023 reference 22/03426/FUL.

In addition to this Covering Letter, the following information is supplied to discharge the above conditions:

Condition 6:

- Water Efficiency Calculation (MG Partnership) – dated March 2024

Condition 11:

- Pre-Planning Noise Assessment (Sandy Brown) – dated 28 February 2023
- SRL Test Report Sheet
- Proposed Window Schedule 3292-131 C1

Condition 11: Noise Scheme

Condition 11 states:

“Prior to occupation of the development hereby approved, a scheme for protecting future occupiers from traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any of the unit/s hereby approved and retained thereafter.”

Planning Noise Assessment

A detailed noise measurement study has been carried out on the proposed development site by Sandy Brown. The full measurement procedure and details of the survey results can be seen in the Sandy Brown External Noise Ingress Assessment.

The minimum recommended sound insulation performance for the windows (including any attenuated ventilation openings) is $R'w+C_{tr}$ 30 dB. This has been determined to achieve the internal noise criteria for bedrooms and living areas. The report concludes that $R'w+C_{tr}$ 30 dB will be achievable with a double-glazing system, for example 8 mm glass/16 mm cavity/6 mm glass. The current windows cannot meet this reduction performance therefore a new installation is recommended that meets this specification.

Selected Glazing Systems

The following glazing system has been selected for installation in the proposed scheme:

Table 1 – Selected Glazing System

Façade location	Selected supplier/manufacturer	Glazing system	Sound reduction performance
All Replacement Windows*	Roseview Windows	6/18/4 Soft Clear, White Warm Edge Argon	Rw +Ctr 35 dB

*all windows to be replaced as per proposed Window Schedule 3292-131 C1 (Architon)

Performance data for the above glazing has been compared to the requirements set out in the Sandy Brown Assessment. Following comparison of the selected glazing to the Sandy Brown requirements, the Rw performances are confirmed to meet (and exceed) the project criteria – see Table 1 and enclosed SRL sound reduction spec sheet. The selected glazing would therefore be deemed acceptable for use.

Condition 6: Internal Water Usage

Condition 6 states:

“Prior to beneficial occupation of the development to which this permission relates, evidence showing that the development has achieved internal water usage rates of no greater than 105L per person per day have been submitted to and approved in writing by the local planning authority. Once approved, any measures necessary to meet the targets shall be maintained throughout the lifetime of the development.”

The enclosed Water Efficiency Calculation (MG Partnership) – dated March 2024 demonstrates that proposed installations will achieve a total water consumption of 79 litres/person/day which meets the benchmark of 105 litres/person/day as set out in the London Plan (2021).

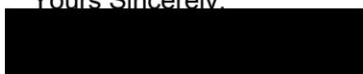
Conclusion

An assessment of noise levels of Penrhyn Road has been previously made by Sandy Brown with required performances of façade elements provided at planning application stage. Planning Condition 11 required that adequate attenuation is provided to noise ingress with glazing selected accordingly. This submission demonstrates that glazing systems meet required sound reduction criteria.

An assessment of internal water use has been provided. It is considered this is sufficient to meet the requirements of Condition 6.

We trust that the information submitted is sufficient for the above conditions to be discharged but if you do have any queries do not hesitate to contact me.

Yours Sincerely,



Senior Planner

Bidwells LLP