

13th February 2024
Our Ref: 23.8024

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Council Offices
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Sevenoaks
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TN13 1HG

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Dear Sir/Madam,

Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPROVAL OF DETAILS RESERVED BY A CONDITION FOR CONSENT 23/02973/FUL THE WHITE HART WESTERHAM, HIGH STREET, BRASTED, WESTERHAM, TN16 1JE.

On behalf of our clients, Mitchells and Butlers, Boyer is pleased to submit this Application for Approval of Conditions attached to a planning permission.

The application relates to planning Consent No. 23/02973/FUL for an outdoor freezer, bin store, festoon lighting and timber posts to the garden area. The application was granted on 7th February 2024.

This submission seeks to provide the necessary information to discharge Condition 4 of the permission.

Condition 4: Noise Impact Assessment

Condition 4 requests the submission of a Noise Impact Assessment, as worded below:

“Prior to the installation of the cold store and associated plant/equipment being used a noise impact assessment will be submitted and approved in writing by the local planning authority. The assessment will detail how noise and vibration from new plant and equipment when operating at its maximum speed and output shall be limited to 10 dB(A) below the background noise level which is expressed as a LA90,15minutes at the boundary of the nearest residential property. The rated noise levels from plant and equipment shall include any penalties for noise characteristics such as tone, intermittency, that are liable to cause the noise to be a nuisance etc Background noise levels shall be established for the following periods: Daytime 0700 to 1900, Evening 1900 to 2300, Night 2300 to 0700 In order to establish background noise level a representative survey shall be undertaken in accordance with BS 4142:2014+A1:2019 and/or the most suitable method to fully represent any noise source and impact at the boundary of the nearest residential properties so that noise will not cause a statutory nuisance.. This shall be undertaken by a suitably competent person. The use hereby permitted shall not take place other than in accordance with these approved details.

To safeguard the amenities of the neighbouring properties as supported by the National Planning Policy Framework and Policy EN2 and EN7 of the Allocations and Development Management Plan.”



As requested, a Noise Impact Assessment has been prepared by Hepworth Acoustics in accordance with the guidance in BS 4142: 2014 + A1: 2019 to assess the impact of noise on neighbouring residential properties from the proposed new external cold store.

The rating level of noise emitted from the new cold store is calculated to be 23 db(A) below the background levels, determined outside the nearest noise-sensitive receptor and is therefore compliant with the noise requirements.

In summary, the assessment demonstrates that the vibration associated with the condenser is negligible, and as a result no specific noise and vibration mitigation measures are necessary. Therefore, it is considered that the above is acceptable in order to discharge Condition 4.

Application Submission

The following documents have been submitted via the Planning Portal in support of this application:

- Completed Application Form and Ownership Certificate;
- Location and Site Plan (Dwg No: JMUDA_1677_PL_005); and
- External Cold Store Noise Impact Assessment prepared by Hepworth Acoustics (Report No P24-023-R01).

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Condition 4 of the permission to be approved by the Local Authority.

We look forward to receiving notification that the application has been registered and we would be happy to assist the Local Authority in any way during the determination process.

Yours sincerely



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