

Committee	PLANNING COMMITTEE C	
Report Title	ADDENDUM - BLACKHETAH HOSPITAL 40-42 LEE TERRACE, LONDON SE3 9UD	
Contributors	THOMAS SIMNETT	
Class	PART 1	26 April 2022

ADDENDUM

- 1 This is an addendum to the planning committee agenda published 13 April 2022 in respect of Planning Committee C on 26 April 2022.
- 2 This addendum provides details of additional information submitted on behalf of the applicant relating to the length of the works, a complaints procedure and agreement for the contractor to sign up to the Considerate Construction Scheme.
- 3 The application is still recommended for approval subject to an additional condition regarding Considerate Constructors registration.

ITEM 3 - BLACKHETAH HOSPITAL 40-42 LEE TERRACE, LONDON SE3 9UD

Additional Complaints

- 4 Following the publication of the committee agenda, Planning Officers were made aware of disruption at the site that led to further noise complaints to the Crime Enforcement and Regulation Services Team on 25 April 2022. These complaints relate to a cooling system which is outside of the redline area for this proposed development and moving of industrial bins at unsociable hours. These complaints are pending and separate to the current planning application.
- 5 Planning Officers are advised that colleagues from CER have not witnessed/considered the delivery and construction hours to meet the test of being a statutory nuisance.

Letter from the Applicant

- 6 Following Committee C's deferral, Officers sought assurances from the applicant to the length of the proposed works. As detailed in a letter from the applicant received following the agenda publication (Appendix 1), the proposed AHU installation work is likely to take place over a two-week period, with the GRP enclosure housing to be installed at a later point at the end of May.
- 7 While the applicant has confirmed they are committed to considerate operations within CoPA hours, the applicant has also set out a complaints procedure for local residents should noise issues arise or if works are observed at unsociable hours. This procedure is included in Appendix 1.
- 8 Finally, Officers have secured an agreement from the applicant that a condition will be imposed requiring Cuffe PLC (the contractor) to sign up to the Considerate Contractors Scheme. It should be noted that the contractor is undertaking other works at the site currently, which have not resulted in any complaints.
- 9 Officers are satisfied that the proposed assurances set out in Appendix 1 will help to mitigate any potential impact of the works and as a result the recent noise complaints do not alter the recommendation to approve the scheme. Planning Officers consider the proposal is still compliant with the development plan.

AMENDMENTS TO CONDITIONS

6) Considerate Constructors Scheme

Details demonstrating that the developer or constructor has joined the Considerate Constructors Scheme shall be submitted to the local planning authority prior to commencement of works on site and the developer or constructor shall thereafter adhere to the requirements of the Scheme for the period of construction of the development.

Reason: *To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).*

Appendix 1 – Letter from Agent

Your Ref: DC/21/123944

25 April 2022

Thomas Simnett
Planning Services
Laurence House
1 Catford Road
London
SE6 4RU

DC/21/123944 - Blackheath Hospital, 40-42 Lee Terrace, London, SE3 9UD

Dear Mr Simnett

I write in respect of the above planning application for the installation of rooftop plant and all associated works at Blackheath Hospital.

Following deferral of the application at the February Planning Committee, the Hospital has addressed the 'whining' noise which was coming from an item of plant.

The Hospital can also confirm that the existing MRI chiller (which some neighbouring residents believe to be creating more noise than permitted) is located at the opposite end of the site to the proposed works. As set out in 24 Acoustics' letter dated 11 April, noise from this item of plant would not have impacted the measured background noise levels during the survey for the proposed works. This is a view shared by the Council's Environmental Health Officer, who explained that the marginal increase in background noise recorded in the two Noise Impact Assessments is more than likely to have come from an increase in road traffic noise over the 13-16 year period.

It is however acknowledged that the Hospital has received noise complaints from some neighbouring residents since the Committee. These have been caused by servicing vehicles arriving at site before they were supposed to and by a disagreement between two scrap metal firms. The Hospital apologises for these incidents which were unrelated to construction work.

In order for Lewisham Council to effectively control the noise of the proposed building work, a notice under Section 60 of the Control of Air Pollution Act (CoPA) is accepted by the Hospital.

The following information is provided to the Council to inform the CoPA notice.

- Build Programme

Dates are to be confirmed following the granting of planning permission. However, installation of the AHU will take approximately two weeks in total. The first stage is to lift



the plant over the roof via a crane. The AHU and associated components will be lifted into position, by which stage, other associated infrastructure will already be in place. Once connected to the ductwork there will be a one to two-week period of testing and commissioning.

Note, the above timeframe applies only to the AHU – the application also includes the provision of a GRP enclosure housing an IPS / UPS back up battery supply for specific clinical services, which if approved, would be installed toward the end of May.

- Working Hours

Working hours will be strictly between 8am–6pm Monday to Friday and 9am–1pm on Saturdays. There will be no working on Sundays and bank holidays.

- Breaches

The Hospital's 24-hour reception (020 8003 3821) is considered the best number to contact should there be a breach of the notice. Breaches will then be logged by Hannah Dyer (Hospital Executive Director):

T: 020 8318 7722 M: 07827954575 E: hannah.dyer@circlehealthgroup.co.uk

Once a Site Manager has been appointed, this name will be provided to the Council.

It must be stressed that the recent unfortunate complaints have had nothing to do with this scheme and the principal contractor for the proposed works. In fact, Cuffe plc (the main contractor) have been on site for a month now and have been considerate, careful and above all respectful of their surroundings. They have experience of the site constraints having also delivered a scheme at the Hospital 2 years ago throughout the summer, and their Site Manager is believed to have built a good relationship with neighbours.

The applicant will request Cuffe plc sign up to the Considerate Constructors Scheme.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours faithfully



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