

10 September 2025

Ref: 20764.250901.LT4

20764: THE CHARTER**RE: CONDITION 13 – NOISE MITIGATION SCHEME**

Dear Sir/Madam,

We write in connection with the acoustic survey works undertaken related with Condition 13 of the planning application. In accordance with this condition, an internal noise survey was undertaken to assess compliance.

1.0 PLANNING CONDITION REQUIREMENTS

Planning Condition 13 of the above planning consent, which states:

“Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, a revised noise impact assessment shall be carried out and shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt the revised noise impact assessment shall set out how the detailed design and construction of the development will ensure compliance with the following requirements:

i. The internal ambient noise levels in all habitable rooms of the residential dwellings shall not exceed the guideline L_{Aeq} values in Table 4 of BS 8233:2014.

ii. The maximum internal noise levels in all habitable rooms should not normally exceed 45 dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.

iii. The rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing L_{A90} background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014. Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected residential dwellings by means other than opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round. The revised noise assessment should not be limited to noise from traffic and plant, but should also take into account the impact of other existing audible noise sources such as music and behavioural noise from, and associated with, existing licenced premises (in the areas of Queen Street, High Street & Town Pier) during the evening and night-time economy period, Tilbury port operations, and early morning delivery noise to nearby commercial uses, as appropriate.

b) Prior to first occupation of the apartments, a suitable post-completion demonstrating compliance with (a) shall be submitted to and approved, in writing, by the Local Planning Authority

The approved details shall be maintained for the lifetime of the development.”

1.1 BS 8233:2014

BS 8233:2014 '*Sound insulation and noise reduction for buildings*' describes recommended internal noise levels for residential spaces. These levels are shown in Table 4.1.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Rooms	35 dB(A)	-
Dining	Dining Room/area	40 dB(A)	-
Sleeping (daytime resting)	Bedrooms	35 dB(A)	30 dB(A)

Table 1.1 BS8233 recommended internal background noise levels

The external building fabric would need to be carefully designed to achieve these recommended internal levels.

1.2 WHO Guidelines for Community Noise (1999) & Night Noise Guidelines for Europe (2009)

WHO Guidelines for Community Noise (1999) recommend that internal noise levels for individual events should not exceed 45dB L_{Amax} more than 10-15 times per night.

WHO Night Noise Guidelines for Europe (2009) presents guidelines for noise levels outside dwellings and discusses the relationship between these and the criteria for internal noise presented in Guidelines for Community Noise. The document states that the two should be considered complimentary and that the 1999 guidelines should be considered valid to achieve the 2009 guidelines.

2.0 SURVEY METHODOLOGY

The table below details the methodology of the survey undertaken:

Aspect	Details
Survey Dates	5th to 8th September 2025
Location	Bedroom E2.01.01 – identified as worst-case location during design stage
Measurement Conditions	Windows closed, standard operational scenario
Reverberation Time (RT)	Measured as 1.0 seconds in unfinished bedroom. Corrected to Building Regulations Approved Document E reference of 0.5 seconds. A –3 dB adjustment was applied to account for this correction.
Parameters Measured	L_{Aeq} (Daytime and Night-time), L_{Amax} (Night-time)
Compliance Criteria	BS8233:2014, ProPG, WHO Guidelines
External Noise Sources Considered	Road traffic, licensed premises, Tilbury Port operations, early morning commercial deliveries

Aspect	Details
Instrumentation	Precision Integrating Sound Level Meter & Analyser: NTi Audio XL2-TA Calibration: UCRT24/2559, 2557 & 2555 Calibration Date: 19/11/2024 Calibration Due: 18/11/2026 Reference: A2A-09521-E0 Acoustic Calibrator: Larson Davis CAL200 Class 1 Serial: 17148 Calibration Reference: UCRT24/2677 Calibration Date: 17/12/2024

Table 2.1 Survey Methodology

3.0 RESULTS

The following table details the survey results.

Period	Parameter	Indoor Noise Level (dBA)	Criterion (dBA)	Compliance
Daytime (07:00–23:00)	L _{Aeq}	33	35 (Daytime Resting BS8233:2014)	✓
Night-time (23:00–07:00)	L _{Aeq}	23	30 (Sleeping BS8233:2014)	✓
Night-time (23:00–07:00)	10 th Highest L _{Amax}	41	≤45 (WHO)	✓

Table 3.1 Survey Results.

4.0 DISCUSSION

4.1 Condition 13 Part (i) and (ii)

The corrected internal ambient noise levels are within the guideline values of BS8233:2014 for living rooms and bedrooms during both daytime and night-time periods.

Maximum night-time levels do not exceed 45 dB L_{Amax} more than 10 times per night, meeting ProPG and WHO requirements.

4.2 Condition 13 Part (iii)

Compliance with plant noise limits set out in Condition 13(iii) is achieved as we understand there is no external noisy plant constantly running that serves the building.

4.0 CONCLUSION

The post-completion survey demonstrates full compliance with the requirements of Condition, Noise Mitigation Scheme.

On this basis, the condition may be discharged.

Yours sincerely,

Daniel Stuart MIOA

KP Acoustics Ltd