

Officer's Report

Application Number	HGY/2022/4467
Type	Approval of details reserved by a condition
Location	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal	Approval of details pursuant to Condition A14 (Sound Insulation Between Residential and Commercial Properties) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer	Martin Cowie
Valid Date	19/12/2022
Applicant	Please refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/2223

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

2. CONSULTATION RESPONSE

LBH Environmental Services (Noise) - No comment.

3. ANALYSIS/ASSESSMENT

Condition A14 reads:

Prior to the commencement of the building works for the fit-out of the commercial units within Plot A, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot A and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

Pursuant to condition A14, the applicant has provided details of the proposed sound insulation between the residential and commercial properties of the building on this plot. An acoustic report has been prepared by Sound Advice Acoustics Ltd to assess the internal construction of the proposed development which consists of a new build tower block with retail on the ground and first floors and residential use over.

This assessment has been based on the requirements of the current Building Regulations 2010 Approved Document E 2003 Edition incorporating 2004, 2010, 2013 AND 2015 amendments.

The report assesses selected room separating walls and floors for the airborne and impact sound insulation properties in accordance with Building Regulations 2010 Approved Document E 2003 Edition incorporating 2004, 2010, 2013 and 2015 amendments. Prediction calculations have been carried out using the Bastian© prediction software system and has been based on the proposed construction materials and design.

Calculation of the airborne and impact predicted sound transmission between rooms in buildings was carried out. The calculations were carried out at selected areas between units. All standard separation constructions were deemed to have been constructed to the requirements of the Building Regulations 2010 Approved Document E 2003 Edition incorporating 2004, 2010, 2013 and 2015 amendments.

Given that selected rooms within the development have indicated compliance with the current Building Regulations based on the proposed design details, LBH Planning officers are satisfied with the information submitted and that the condition can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION