

Officer's Report

Application Number HGY/2022/4306
Type Approval of details reserved by a condition
Location Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8
Proposal Approval of details pursuant to condition 30 - partial discharge (Noise and Vibration Report) of planning permission HGY/2017/3117 in relation to Blocks D1, D2, D3 and D4
Case Officer Valerie Okeiyi
Valid Date 02/12/2022
Applicant Ben Evans
Agent

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment

2. CONSULTATION RESPONSE

LBH Noise Officer – I am happy for the condition to be discharged.

3. ANALYSIS/ASSESSMENT

Condition 30 (Noise and Vibration Report) reads:

- a) Prior to the commencement of each phase of the development hereby approved, except for Site Preparation Works, details of the sound attenuation to protect against externally generated (environmental) noise sources including rail transport so as to achieve the internal ambient noise levels detailed in Table 10.14 (Chapter 10, ES October 2017) and BS8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.
- b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development.
- c) Prior to first occupation of the development, a Post Completion Report demonstrating compliance with the mitigation measures in A above shall be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016)

The applicant has provided an Acoustic Design Report which has been assessed and is acceptable to discharge in relation to Blocks D1-D4.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 30

INFORMATIVE : The applicant is advised that condition 30 (Noise and Vibration) has only been discharged in part and relates to blocks D1-D4 only.

Informatives:

- The applicant is advised that condition 30 (Noise and Vibration) has only been discharged in part and relates to blocks D1-D4 only.