

Officer's Report

Application Number	HGY/2023/1464
Type	Approval of details reserved by a condition
Location	Granta House, 1 Western Road, Wood Green, London, N22 6UU
Proposal	Approval of details reserved by a condition 4(Boundary Treatments/barriers) attached to planning permission HGY/2022/4029
Case Officer	Sarah Madondo
Valid Date	23/05/2023
Applicant	Sian Hale
Agent	Jeimmy Nascimento

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/4029 – Replacement of the office building's existing VRF air conditioning system including the replacement of all existing external units, the removal of existing kerb and landscaped area to accommodate a new concrete base housing 5 new VRV condenser units and the installation of a new steel protective vehicle barrier - 13/1/2023

ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to their first use on site details of all boundary treatments/barriers shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

Pursuant to condition 4, A acoustics report has been submitted in respect of 4. The report indicates that prior to the installation of plant equipment calculations were undertaken in order to determine the likelihood of planning compliance. The initial report 25564.PCR.01(dated 25/10/2022) determines the representative background noise level as 48dB(A) LA90 during the daytime operating hours (between 8:30 and 17:00), and to meet the Local Authority criterion, the level of noise emitted by any new plant should remain at least 5 dB lower than this representative background noise level. It has been found in the same report (25564.PCR.01) that the proposed plant can achieve compliance without the need for additional mitigation measures. As shown in Appendix B and Table 4 in the Acoustics report, transmission of noise to the nearest sensitive window due to the effects of the plant unit installation, satisfy the emissions criterion of The London Borough of Haringey. The specific noise level at noise sensitive window is 8dB below the initial noise criterion set in 25564.PCR.01 (dated 25/10/2022), as result, it has been concluded that noise

emissions from the plant units installation would not have an adverse impact on the identified noise sensitive receiver.

Therefore, it is concluded that the the boundary treatment/barriers are not required. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.