

27/02/2026

TO: Laura Young

FM: Sam Shapley

RE: Printworks, 819-829 High Road, Tottenham, London (N17 8ER) – Planning Condition 9

1.0 Planning Condition 9

Planning Condition 9 for planning application reference HGY/2023/2306 states:

(a) No development at ground floor slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the commercial spaces and student accommodation have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between student accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB $D_{nT,w} + C_{tr}$.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the accommodation directly above the commercial space and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

1.1 Arthian Comments

The above sound insulation condition is very onerous and considered impracticable for a timber floor construction. The Robust Details handbook, detailing what can be readily achieved in a new build gives the highest performing timber floor construction (E-FT-1), when built to the detail, has a guaranteed performance of at least 48dB $D_{nT,w} + C_{tr}$. However, due to the strict Robust Details testing regime requirements for candidate Robust Details this floor construction is likely to achieve, on average, ≥ 53 dB $D_{nT,w} + C_{tr}$ with a minimum performance on 50dB $D_{nT,w} + C_{tr}$. These performance standards have only been tested in a New-Build scenario.

Therefore, given that this is not only a property formed by a material change of use it is also historically listed it our considered opinion that it is not possible to achieve a performance in excess of 60dB $D_{nT,w} + C_{tr}$ due to the inherent constraints of the construction of the base floor (Timber) but also the circumstances of the development being a refurbishment of a listed building.

On this basis, therefore, it is proposed that the principles of paragraph 0.7 of Approved Document E whereby the sound insulation of the separating floor between the commercial units and the residential units above is to be improved to the “extent that is practically possible” such that it does not “prejudice character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings”.

It is therefore proposed that section (b) of the planning condition is reworded to the following:

(b) The details shall be designed to ensure that at any junction between student accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr.

In areas of the development comprising existing timber construction, the sound insulation performance shall be upgraded to achieve the best practicable standard, having regard to the constraints of the existing structure.

Kind Regards

Sam Shapley BSc(Hons) MIOA

Quality Assurance

Issue Record

Issue	Description	Date	Author	Reviewer	Approver
1.0	Initial Issue	27/02/2026	SS	CT	CT
1.1	Listed wording amended	27/02/2026	SS	CT	CT