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## **NOISE & DISTURBANCE STATEMENT**

**Site:** 401 Green Lanes, London N4 1EU

**Proposal:** Full Planning Application for the Change of Use of Existing 3-Bedroom Residential Flat (Use Class C3) to a 5-Room House in Multiple Occupation (HMO) (Use Class C4) with Associated Internal Alterations, and Shared Storage Provision.

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## **1. Introduction**

This Noise & Disturbance Statement accompanies a Full Planning Application for the conversion of the existing 3-bedroom residential flat at 401 Green Lanes, London N4 1EU, into a 5-room House in Multiple Occupation (HMO) (Use Class C4).

The purpose of this statement is to assess potential noise generation, evaluate the acoustic context of the site, and demonstrate that the proposed conversion will incorporate robust acoustic insulation and operational management measures to protect both future occupants and neighbouring properties from noise disturbance. The property lies within an Article 4 Direction area, and therefore the application must demonstrate that the proposed HMO use will not result in harmful intensification or amenity impacts.

## **2. Site Context & Baseline Noise Environment**

The site is located on Green Lanes, a well-established mixed-use corridor characterised by commercial units at ground floor level and residential accommodation above.

### **External Noise Context**

The property fronts Green Lanes and experiences typical urban acoustic conditions, including:

- Road traffic
- General commercial activity
- Pedestrian movement
- Evening economy noise associated with restaurants and retail units

These baseline conditions are consistent with a busy district centre environment.

### **Low-Intensity HMO Use**

The proposal introduces accommodation for five individual occupants. The operational noise profile of a 5-room small HMO is comparable to that of a standard 4–5 person family dwelling (Class C3), resulting in no material increase in background noise generation.

The internal layout (as shown on the submitted plans) provides:

- Appropriately sized bedrooms
- Shared kitchen/dining facilities
- Dedicated internal storage
- No external alterations

This ensures that noise-generating activities remain contained within the building envelope.

### 3. Assessment of Potential Noise Impacts

#### Internal Sound Insulation & Acoustic Mitigation

To prevent airborne and impact sound transmission between individual bedrooms, communal areas, and adjoining units, all internal structures will be upgraded during construction to comply fully with Building Regulations Approved Document E (Resistance to the Passage of Sound).

**Partition Walls:** Internal partition walls separating bedrooms, shared facilities, and circulation spaces will be constructed using:

- Acoustic studs
- Dense mineral wool insulation (minimum density 45 kg/m<sup>3</sup>)
- Double-layer acoustic plasterboard on both sides

This achieves a minimum sound insulation rating of 45 dB Rw + Ctr.

**Floor & Ceiling Assemblies:** The floor/ceiling construction between the commercial unit below and the residential HMO above will incorporate:

- Sound-absorptive mineral wool quilting
- Independent acoustic ceiling resilient bars
- Upgraded floor coverings to reduce impact noise

This ensures compliance with Part E and mitigates vertical transmission.

#### Structural Isolation & Party Walls

Existing party walls separating 401 Green Lanes from adjoining properties will be reviewed during detailed design. Where required, independent acoustic wall linings (such as sound-insulating plasterboard systems) will be installed to prevent flank transmission to neighbouring premises.

Given the building's position above commercial units, the proposed acoustic upgrades will significantly improve the existing residential sound environment.

#### External & Environmental Noise Controls

To protect occupants from external traffic noise along Green Lanes, all proposed bedroom windows facing the front elevation will be fitted with:

- High-performance double glazing (minimum acoustic specification 32 dB Rw)
- Trickle ventilators with acoustic attenuators

This ensures compliance with BS 8233:2014 (Guidance on Sound Insulation and Noise Reduction for Buildings). Rear-facing rooms benefit from a quieter acoustic environment due to separation from the main road.

#### **4. Operational Management & Tenant Behaviour**

To minimise potential disturbance to neighbours, the property will operate under a strict HMO Management Plan, including:

##### **Tenancy Agreement Clauses**

AST agreements will include explicit covenants prohibiting:

- Anti-social behaviour
- Excessive amplification of music
- Loud noise during anti-social hours (23:00–07:00)

##### **Refuse & Cycle Management**

Refuse storage is located at the rear of the property and accessed via the existing gate leading to the alleyway. This alleyway provides a direct and unobstructed route to Green Lanes, allowing bins to be presented at the collection point on scheduled collection days only. Bins are returned promptly to the internal store thereafter, preventing any prolonged external activity or disturbance.

Secure cycle storage is also provided at the rear of the property within a timber enclosure. Access to the cycle store is taken through the same rear gate leading to the alleyway, enabling residents to store and retrieve bicycles discreetly and without generating noise or activity at the front of the building. This arrangement ensures that servicing movements remain low-intensity and domestic in character, consistent with the expected noise profile of a small HMO.

##### **Management Contact**

A designated property management agent will provide 24/7 contact details to neighbouring residents to address any noise concerns promptly.

##### **Occupancy Control**

The HMO will be limited to **five persons**, ensuring low-intensity residential use comparable to a typical family dwelling.

#### **5. Policy Compliance**

The proposed development complies with:

##### **National Planning Policy Framework (NPPF)(2026)**

Paragraphs relating to noise and amenity, ensuring development avoids significant adverse impacts on health and quality of life.

##### **London Plan Policy D14 (Noise)**

Mitigation of noise impacts through good design, sound insulation, and operational management.

## **Haringey Local Plan Policies**

Including:

- **DMP 17 – Housing Quality and Standards**
- **SP2 – Housing**
- **DM1 – Delivering High Quality Design**

These policies require protection of residential amenity and appropriate management of HMO developments within the borough.

The proposal meets all relevant criteria and does not result in harmful intensification.

## **6. Conclusion**

The proposal represents a low-intensity 5-room HMO conversion within an established mixed-use location on Green Lanes. Through the implementation of upgraded acoustic insulation under Building Regulations Part E, high-specification glazing, and robust management controls, the development will provide a high-quality residential environment while safeguarding neighbouring occupiers from noise disturbance.

This Noise & Disturbance Statement confirms that the development satisfies all local and national noise policy requirements and will not result in unacceptable noise or disturbance impacts.