



Officer Report

Application Number:	HGY/2026/0598
Application Type:	Full planning permission
Address:	155 Mount Pleasant Road, Tottenham, London, N17 6JH
Proposal:	Relocation of 7 no. condenser units and installation of acoustic chamber on the first floor rear side flat roof with retention of 1no. condenser unit with new own acoustic chamber.
Case Officer:	Oskar Gregersen
Valid Date:	03/03/2026
Applicant:	Mr. Kemal Koca
Agent:	MR ALI AY

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a mixed-use three-storey building with residential to the upper two floors and commercial use covering the entire site at ground floor level. The site is located on the west side of Mount Pleasant Road at the junction with The Avenue.

The surrounding area is predominantly residential in nature, with some commercial uses serving the community nearby. The site does not fall within any conservation area, nor does it lie within the setting of a listed building.

2. THE PROPOSAL

The proposal is for retrospective permission for the Installation of 8no. rear condenser units within 2no. acoustic chambers on the first-floor rear side flat roof, with permission sought for them to be relocated and enclosed within an acoustic chamber.

Officers have carried out a site visit, and noted additional units than were not originally shown on existing plans. These have since been added and more accurately reflect the situation in place on site.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Recent planning history is as follows:

- HGY/1992/0958 | Single storey rear extension

Approve w/ conditions

- HGY/2001/0544 | Conversion of existing first floor into one bedroom self-contained flat and existing second floor into a two-bedroom self-contained flat

Approve w/ conditions

- HGY/2003/0215 | Erection of semi-permanent framework to support lightweight solid roof and metal roller shutters on private forecourt

Refuse

- HGY/2006/0449 | Creation of a vehicle crossover to the rear of the property onto The Avenue N17

Approve w/ conditions

- HGY/2023/0703 | Ground floor rear infill extension with a new staircase to first floor flat

Approve w/ conditions

- HGY/2023/0838 | Installation of new shutters and partial demolition of existing metal canopy

Refuse

- HGY/2023/1202 | Fascia sign and associated signs to front and side elevation

Approve w/ conditions

- HGY/2024/1809 | Retrospective application to retain front extension, with retractable canopy and shutters

Refuse – dismissed on appeal

- HGY/2025/1681 | Installation of 7no. rear condenser units to the first-floor rear side flat roof, enclosed in an acoustic chamber (retrospective application)

Refuse

- HGY/2025/3123 | Full planning permission for amendments to existing shopfront including large sliding door and new glazing

Approve w/ conditions

Enforcement history is as follows:

- ENF/2023/0383 | Installation of permanent brick structure outside premises

In progress

- ENF/2025/0280 | Installation of AC Units on the flat roof at the rear and unauthorised advertising

In progress

- HGY/2026/0900 | Guttering draining onto public highway

Triage

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 5

Objecting: 5

The following issues were raised in representations and are addressed further on in this report or below:

- Proposal does not reflect the character of the area in terms of design
- Scale of unit harmful to character of the area
- Ongoing noise issue
- Inaccuracy of submitted noise report, in specific in terms background sound measurements taken and whether plant was turned off.
- Inadequate design response in regard to policy
- Lack of technical accuracy (In specific noting the area as a busy town centre in the noise report, and different numbers of units quoted in the supporting documentation)
- Insufficient evidence that acoustic chamber will properly abate noise, with units being grouped together being highlighted as an issue
- No evidence submitted that the proposed acoustic unit is as small as can be

5. PLANNING CONSIDERATIONS

Principle of development

This proposal is in part retrospective, as it seeks permission for the addition of 8no. condenser units to the rear roof of a commercial property at 155 Mount Pleasant Road. These units are currently spread across the roof, with three being located directly adjacent to a neighbouring residential property. The proposal also seeks permission for the relocation of these condenser units to be housed within an acoustic chamber 2.75m wide by 3.8m deep at a height of 1.9m positioned adjacent to the existing outrigger of the building. The proposal would also enclose a single unit, unit 6, within its own chamber joined to the rear of the original building.

This proposal will be assessed in relation to the impact of the existing units, as well as the impact of the units once enclosed with the proposed acoustic shelter. The application seeks to find a solution that allows the retail location below to maintain its refrigerated area while also mitigating disturbance to neighbours.

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high-quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

The application site is a ground floor commercial property, located at the junction of Mount Pleasant Road and The Avenue. The rear of the building has been extended to cover the entirety of the site, with condenser units in place at the extremes of the rear of the site: five units to the west labelled 1-3; 8-9, on the existing side elevation, with units 4-7 to the western extreme of the rear of the site.

These units as existing are in a prominent position to the rear of the site, with units 1-3 and 8-9 being of specific concern as are out of character for the surrounding area and in contrast with the character of the surrounding area, being predominantly Victorian residential terraced houses.

The proposed acoustic shelter would see the condenser units relocated within a structure 2.75m wide by 3.8m deep at a height of 1.9m, constructed in timber and plywood lined internally with a sound and vibration absorbing layer. The roof would be finished in mineral roofing felt. This unit would be placed within the area of the original outrigger above the shop below, having the appearance of a small shed or storage structure. Unit no. 7 is proposed to be removed.

A number of the objections raised highlight that the condenser units, in their current layout are obtrusive and excessive in scale, while also noting that the proposed acoustic shelter would be excessive in scale, out of character for the host building and harmful to the appearance of the surrounding area, introducing an industrial looking feature to a residential area.

It is deemed that the addition of condenser units to the roof of the site as existing would be out of character for the surrounding area and introduce a feature to the roof that would be harmful to the appearance of the host building. The relocation of these units within acoustic units closer to the main building on site would ameliorate the associated noise issues, while also reducing the obtrusive nature of the appearance of the condenser units as existing.

Overall, this proposal has been amended a number of times, with the LPA testing an appropriate location for an acoustic unit that would both reduce sound impact while not adversely affecting the character of the area. It is considered that the current proposal would appear akin to a shed or storage structure within the envelope of the original building and would therefore not adversely affect the character of the surrounding area or host building and would be acceptable in design terms.

Impact on neighbouring amenity

London Plan Policy D6 'Design' outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

London Plan Policy D14 'Noise' states that proposals should avoid significant adverse noise impacts on health and quality of life, minimising and mitigating the existing and potential impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise generating uses.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

DPD Policy DM23 'Environmental Protection' specifies that all development proposals should seek to ensure that noise sensitive development is located away from existing or planned sources of noise pollution. The Council will seek to ensure that new developments both minimise noise pollution and appropriately manage its impact. noise sensitive development (such as housing, schools and health facilities) should be located away or appropriately separated from major sources of noise.

Submitted with this application was a noise assessment carried out by Ned Johnson Acoustic Consultants dated 12/02/2026. There was no vibration assessment submitted with this application.

The submitted acoustic assessment took account of the existing noise environment by taking measurements at two different locations adjacent to the site, being the two closest residential sites to the application site.

The majority of the objections raised specified that the methodology of the assessment was flawed, and that background measurements were incorrect. Officers contacted the consultancy who confirmed that the background measurements were taken while the plant was not running, and therefore the background sound level of LA90 of 39dB is taken to be the background level.

Officers consulted with colleagues in LBH Noise team as to the accuracy of the submitted noise report, they confirmed that provided the background measurements were taken when the plant was not operational then the report would be understood to be accurate. As stated above, this was clarified with the consultancy to be the case, and data recorded when condenser units were operating was written off.

There were also a number of issues raised in consultation responses that noted that the area was characterised as a 'busy town centre', with this classification altering how the background noise was measured, and what level of noise would constitute an adverse impact on neighbouring amenity.

The submitted acoustic report notes that a difference of +5dB above background noise level is deemed to be an indication of adverse amenity impact, depending on context, with +10dB being understood to be significant adverse impact. As noted above, it was confirmed that the measurements for background noise were taken when the plant was not running.

The acoustic survey results show that at the first receptor, located at 135 The Avenue, the typical background sound was measured at 39dB LA90 with the noise level of the condenser units being measured at 31dBA, which is a difference of -8dB, which is not deemed to have any adverse impact according to BS4142 standards. This is expressed in Table 2 of the submitted acoustic report.

Similarly, at receptor 2, which was located adjacent to the first floor flat at 155A Mount Pleasant Road, the results showed a similar difference where the typical background reading was 39dB LA90 with the rating level at the receptor point being -5dB.

The results of this being that the units require mitigation; despite not creating noise above the measured background level, this is a requirement under LBH requirements for noise. The report shows the sound reduction for different frequencies predicted by the proposed acoustic enclosure, shown in Table 4, which details that there would be an increase in attenuation below the background.

The report expresses that when within the proposed enclosure, the condenser units would not result in any adverse impact on amenity with regard to noise as the sound emitted would be well below the measured background.

It is noted that no vibration assessment was submitted with this application, and therefore officers cannot properly assess whether this is any adverse impact due to vibration to surrounding residential buildings.

From the evidence presented to the LPA, Officers consider that there would not be detrimental impact in relation to noise as a result of the placement of the condenser units within an acoustic enclosure and would in fact result in an improvement over the existing situation.

6. CONCLUSION

The proposed development is considered to be in accordance with Policies DM1 and DM23 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The proposed development should be GRANTED, subject to the following conditions:

Conditions:

- 1 Within six months of the date of this permission, the modified scheme hereby approved shall be implemented on site. The development shall be made available for inspection on site following completion.

Reason: To protect adjacent properties from disturbance from noise and vibration in accordance with Development Management DPD Policies DM1 and DM23.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 01 REV_A, 02 REV_B, 03 REV_B, 05 REV_C, 06 REV_C, 07A REV_A, 08 REV_C, 09 REV_C, 10 REV_C, 11 REV_C

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The acoustic enclosure hereby approved shall be maintained and retained in good condition for as long as there is plant located at roof level. If at any point this plant is removed then the enclosure shall also be removed.

Reason: To protect adjacent properties from disturbance from noise and vibration in accordance with Development Management DPD Policies DM1 and DM23.

- 4 Notwithstanding the details approved, the design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014 and A1:2019. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to

demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.