



Officer Report

Application Number: HGY/2026/1079
Application Type: Approval of details reserved by a condition
Address: Shop, 4 Whittington Road, Wood Green, London, N22 8YD
Proposal: Approval of details reserved by Condition 8 (Consultation with London Underground) have been submitted to and approved in writing by the local planning authority: An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration) attached to planning consent HGY/2026/0163.
Case Officer: Mercy Oruwari
Valid Date: 16/04/2026
Applicant: Mr Hamid Kamyab
Agent: Mr Neri Peshkepia

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2026/0163 – Prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. Approved with conditions

ANALYSIS/ASSESSMENT

Condition 8 reads: The development hereby permitted shall not be commenced until the following documents, in consultation with London Underground have been submitted to and approved in writing by the local planning authority which:

a) An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.

Reason: To ensure that the development does not impact on existing London Underground/DLR transport infrastructure, in accordance with the London Plan 2021 Policy T3 and Sustainable Transport Walking and Cycling London Plan Guidance 2022.

Comment: Pursuant to condition 8, the document titled 'Noise Impact Assessment – 4 Whittington Road N22' (the company reference for the document 8951_001R_1-0_CB' prepared by the company named Anderson Acoustics Limited for their client Kiks Group Ltd was submitted.

The document outlines how the requirement of condition 8 of the approved application HGY/2026/0163 which includes how the 'assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration' will be carried out satisfactorily. The document was submitted to Transport for London (TfL) to assess and to provide the final agreement to discharge condition 8.

Following discussions by email between the Applicant/Agent and TfL via Planning it has been concluded that the document, and further explanations within the email discussions, that the requirements for protective measures as outlined in condition 8 would be met. The details in the documents on balance are considered acceptable and in line with the intentions of the condition as confirmed by TfL. It has subsequently been confirmed by TfL by an email dated the 5th of October 2026 that Condition 8 can therefore be discharged.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 8. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.