



Officer Report

Application Number:	HGY/2023/2614
Application Type:	Approval of details reserved by a condition
Address:	101 Myddleton Road, Wood Green, London, N22 8NE
Proposal:	Approval of details pursuant to conditions 3 (AC unit/ noise rating level) attached to planning permission HGY/2023/1181.
Case Officer:	Josh Parker
Valid Date:	29/09/2023
Applicant:	Mr Daniel Jones
Agent:	Mr James Pooley

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

REF: HGY/2023/1181- Refurbish the ground floor public house at 101 Myddleton Road. Works include new illuminated signage, repainting to the road façade, introducing a rooflight to the rear roof, a new double door to improve access to the large garden, addition of solar panels, installation of air conditioning units on the roof and redirecting the existing kitchen extract ductwork.

3. ANALYSIS/ ASSESSMENT

Applicant seeks to discharge Condition 3

Condition 3 states the following: *Prior to the installation of any AC units, detailed drawings, including where the AC units will be located/installed with information on the type of brackets to be used shall be submitted to and approved in writing by the Local Planning Authority.*

The rating level of the noise emitted from the AC units in connection with this permission shall at no time exceed the background noise levels by 5dB (or more) as measured according to British Standard 4142: 1997 at any adjoining or nearby residential property.

Documentation or a statement from a suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with the noise level specified above and any mitigation measures required before bringing such equipment into use. The AC units shall thereafter be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of this condition are maintained.

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.

DISCUSSION:

Following the granting of permission for HGY/2023/1181 the applicant has engaged ZONA ACOUSTICS assess compliance with the above standards. Officers accepts all requirements of Condition 3 have been fulfilled with the information received.

4.RECOMENDATION

GRANT DISCHARGE OF CONDITON