



# Officer Report

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|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2236</b>                                                                                                                                                      |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                        |
| <b>Address:</b>            | 44-46 High Road, London N22 6BX                                                                                                                                           |
| <b>Proposal:</b>           | Approval of details pursuant to condition 23 (sound insulation) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472) |
| <b>Case Officer:</b>       | Valerie Okeiyi                                                                                                                                                            |
| <b>Valid Date:</b>         | 17/08/2023                                                                                                                                                                |
| <b>Applicant:</b>          | c/o Agent                                                                                                                                                                 |
| <b>Agent:</b>              | Mr Ben Young                                                                                                                                                              |

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

#### **2. CONSULTATION RESPONSE**

LBH Noise Officer -

I have now reviewed the Noise Assessments provided in respect of the development at the above and accept the conclusions provided in respect of the internal noise and potential for transmission from the commercial to residential.

No further information is required, and I recommend the condition is discharged.

#### **3. ANALYSIS/ASSESSMENT**

Condition 23 (sound insulation) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of the relevant works, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted to and approved in writing by the Local Planning Authority. The

scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

Officers have reviewed the Noise Assessments in respect of potential for transmission from the commercial to residential and is satisfied that condition 23 can be discharged.

#### 4. RECOMMENDATION

##### GRANT DISCHARGE OF CONDITION 23