



Officer Report

Application Number:	HGY/2023/2454
Application Type:	Approval of details reserved by a condition
Address:	44-46 High Road, London N22 6BX
Proposal:	Approval of details pursuant to condition 33 (Internal Noise levels) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	13/09/2023
Applicant:	c/o Agent
Agent:	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 33 (Internal Noise levels) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

The Acoustic Planning Report (Section 4) predicts that with the installation of the specified glazing and inclusion of a fully or partially mechanically ventilated system the following internal noise levels in accordance with BS8233:2014 below will be achieved within the proposed residential units (with the windows closed);

Time	Area	Minimum Noise Level
Daytime Noise 7am – 11pm	Living Rooms and bedrooms	35dB(A)
	Dining Room/Areas	40dB(A)
Night Time Noise 11pm – 7am	Bedrooms	30dB(A)

A test shall be carried out prior to the discharge of this condition to show that the required noise levels have been met and the results submitted to the Local Planning Authority for its written approval.

Officers have reviewed the Noise Assessments in respect of the internal noise levels and is satisfied that condition 33 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 33