Our ref: YM/Gjana/0124/ch

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Haringey Council
Planning, Regeneration & Economy
Level 6
River Park House
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13 March 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Amended application for the construction of a rear garden extension.

AT: 34 High Street, Hornsey, London N8 7NX

SITE AND PROPOSAL

The application site is located on the ground floor of a three-storey building at 34 High Street, Hornsey. N8 7NX. The application site is located along a parade of shops and is located within the Hornsey High Street Conservation Area.

The immediate area is primarily residential, with a mix of houses, flats, and shops.

The Public Transport Accessibility Level (PTAL) rating for the site is 3 (where 0 is the lowest and 6b is the highest).

The proposal is for the amended application for the construction of a rear garden extension.

RELEVANT PLANNING HISTORY

Planning history directly relating to the site.

- An application (ref: HGY/2006/1801) for the *'installation of new shopfront'* was approved on 27/10/2006.

- An application (ref: HGY/2023/2884) for the 'Installation of shopfront incorporating roller shutter and the construction of a rear garden canopy extension was refused on 20/12/23.

The following application is considered relevant with respect to the rear garden canopy

- An application (ref: HGY/2010/0426) at 56-58 High Street N8 7NX for the '*installation of new shopfront to nos. 56 and 58 High Street, and erection of a single-storey rear extension'* was approved on 26/4/2010.

PLANNING POLICY

- National Planning Policy Framework (NPPF) (2021)
- GLA's London Plan (2021)
- Haringey Development Management Document (2017)
- Haringey's Local Plan Strategic Policies (2017)

POLICY CONSIDERATIONS

Preliminary Matters

In the refused application (ref: HGY/2023/2884) the Council had no issue with the appearance and scale of the extension. The Council only raised a concern regarding the lack of information regarding the potential increased noise through the use of the extension. The applicant has commissioned a Noise Impact Assessment (NIA) located in **Appendix 1** at the end of this document.

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Rear Extension

Policy SP11 'Design' of the local plan seeks to ensure that designs reach the highest standard which respects the local context and character that contributes to the creation and enhancement of Haringey's sense of place and identity.

DPD Policy DM1 requires development proposals to meet various criteria, taking into account the building height, form, scale and massing of the surrounding area.

The pre-existing yard at the rear of the premises is an under-utilised space.

The proposed rear extension is defined as an extension to the rear of the property which, given its lightweight structure, would not over-intensify the site.

The proposed development would transform the underused rear yard into a functional space creating an additional social environment accessible to all.

It has already been assessed in the previous application that the Council had no concerns regarding the design and scale of the proposal.

As a result, the canopy complies with policy SP11 of the Local Plan and DM1 of the Development Management Document.

Impact on Amenity

Policy D6 of the London Plan outlines that design must not be detrimental to the amenity of surrounding properties by not having an adverse impact on sufficient daylight and sunlight, any overshadowing and privacy.

DPD policy DM1 'Delivering High Quality Design' states that developments must ensure a high standard of privacy and amenity for the users and neighbours of the development. To achieve this, developments must provide appropriate sunlight and daylight to adjacent buildings while also providing an appropriate amount of privacy to neighbouring buildings.

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No windows are proposed on the side elevations and mesh screening has been installed to add ventilation.

Given the extension's lightweight structure by not being a solid brick extension, it is considered that there will be no adverse impacts on neighbouring properties by way of overbearingness, loss of daylight/sunlight or loss of privacy.

The applicant has commissioned a Noise Impact Assessment which suggested that a solid roof opposed to the previously proposed retractable roof would be necessary and as such this proposal includes a solid roof.

Therefore, the extension complies with policy D6 of the London Plan and policy DM1 of the Council's Development Management Document.

CONCLUSION

The rear extension transforms the remaining rear yard into useable space and replaces the previous enclosed structure. The extension is a lightweight structure that has been designed to have no adverse impacts on neighbouring properties while maximising the potential of the site.

As such, the amended rear extension complies with the Council's policies.

The Council is respectfully requested to grant permission for the amended development.

Yours sincerely,

MZA Planning

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APPENDIX 1

Noise Impact Assessment

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MOON RESTO LOUNGE, 34 HORNSEY HIGH STREET, N8

Noise Impact Assessment Report

Reference: 13212.RP02.NIA.1
Prepared: 5 March 2024
Revision Number: 1

Moon Resto Lounge
34 Hornsey High Street
London
N8 7NX

Noise Impact Assessment Report

MOON RESTO LOUNGE, 34 HORNSEY HIGH STREET, N8

Reference: 13212.RP02.NIA.1

Prepared: 5 March 2024

Revision	Comment	Date	Prepared By	Approved By
0	First issue of report	21 December 2023	Doug Shearer	Martin Raisborough
1	Revised scope of rear area activities	5 March 2024	Doug Shearer	Martin Raisborough

Terms of contract:

RBA Acoustics Ltd has prepared this report in accordance with our Scope of Work 13212.SW01.0.MJR dated 16 November 2021. RBA Acoustics Ltd shall not be responsible for any use of the report or its contents for any purpose other than that for which it was provided. Should the Client require the distribution of the report to other parties for information, the full report should be copied. No professional liability or warranty shall be extended to other parties by RBA Acoustics Ltd without written agreement from RBA Acoustics Ltd.

The recommendations within this report relate to acoustics performance only and will need to be integrated within the overall design by the lead designer to incorporate all other design disciplines such as fire, structural integrity, setting-out, etc. Similarly, any sketches appended to this report illustrate acoustic principles only and again will need to be developed in to full working drawings by the lead designer to incorporate all other design disciplines.

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1.0 INTRODUCTION

RBA Acoustics has been appointed by Moon Resto Lounge to undertake a noise impact assessment in relation to an extension to their premises at ground floor level of 34 High Street, Hornsey, London, N8. The extension, which is located at the rear of the property, comprises additional seating for 50 covers and is also fitted with a lightweight retractable roof.

This report provides the details of an environmental sound monitoring survey undertaken at the rear of the property and the results of a noise impact assessment considering relevant and appropriate assessment methodology.

The report occasionally employs technical terminology. In order to assist the reader, a glossary of terms is presented in Appendix A.

2.0 SITE DESCRIPTION

The property at 34 High Street, Hornsey, London, N8 comprises a three-storey terraced structure located on the south side of Hornsey High Street and is located within a mixed-use area. The building itself comprises the Moon Resto Lounge on the ground floor and residential dwellings on the floors above.

The adjoining property to the East is also 3 storeys in height, with restaurant use at Ground floor (Green Garden Café) with an open-air terrace area to the rear and residential dwellings above. The adjoining property to the west is 3 storeys in height, with retail use at ground floor level (Madam's Hair and Beauty) and residential dwellings above. To the south of the site is the large campus of Greig City Academy.

A plan of the site showing the location, rear dining area and the nearby noise sensitive properties is illustrated in Figure 1 in Appendix B.

From our discussions with the Client, it is understood that the proposed trading hours for the rear area will be from 14:00 until 23:30 Monday to Saturday, and from 14:00 until 23:00 on Sunday. The rear area is expected to accommodate up to 50 covers and we have assumed all 50 covers may be using the area simultaneously.

The closest residential receptor is located at 34a Hornsey High Street, at the rear of the site on first-floor level, overlooking the roof of the external dining area.

The second closest residential receptor is located at the rear of 36b Hornsey High Street at first-floor level of the rear facing façade of Hornsey High Street and overlooking the rear of the adjacent Green Garden Café.

These receptors are indicated on the site plan and photographs in Appendix B.

3.0 ASSESSMENT CRITERIA

3.1 Regional Planning Policy – The Mayor's London Plan

The Mayor's London Plan, published in 2021, outlines a number of policies in response to environmental issues. With specific reference to noise issues as part of the planning process. Policy D14 provides guidance to all London Boroughs on policies for controlling noise and states:

A In order to reduce, manage and mitigation noise to improve health and quality of life, residential and other non – aviation development proposals should manage noise by:

1) Avoiding significant adverse noise impacts on health and quality of life.

2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change

3) mitigating and minimising the existing and potential adverse 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

4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)

5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation

6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles

7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

3.2 National Planning Policy Framework

The current National Planning Policy Framework (NPPF), July 2021, sets out the Government's planning policies for England. In respect of noise, Paragraph 185 of the NPPF states the following:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life[65];

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. "

3.3 WHO Environmental Noise Guidelines

To put the predicted levels into context, it is important to consider the recommendations stated in the World Health Organisation (WHO) document "Environmental Noise Guidelines for the European Region" 2018. This document sets out to define "recommended exposure levels for environmental noise in order to protect population health". The guidance document relates specifically to external noise levels, and recommends that "all CNG (WHO Community Noise Guidelines, 1999) indoor guideline values and any values not covered by the current guidelines (such as industrial noise and shopping areas) should remain valid". We therefore make reference to the WHO Community Noise Guidelines for recommendations on internal noise levels.

The WHO document "Guidelines for Community Noise" describes guideline levels that are "essentially values for the onset of health effects from noise exposure". A table of guideline values is included, relating to adverse health effects, referred to as any temporary or long-term deterioration in physical, psychological, or social functioning that is associated with noise exposure. The following is an extract from Table 4.1: Guideline values for community noise in specific environments, as stated in the WHO document.

Table 5 – Guideline Values for Community Noise

Specific Environment	Critical Health Effect(s)	L_{Aeq} (dB)	Time Base (hours)	$L_{Amax,f}$ (dB)
Outdoor living area	Serious annoyance, daytime and evening	55	16	-
	Moderate annoyance, daytime and evening	50	16	-
Dwelling, indoors	Speech intelligibility and moderate annoyance, daytime and evening	35	16	-
Inside bedrooms	Sleep disturbance, night-times	30	8	45
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

3.4 Noise Policy Statement for England (NPSE)

The NPSE seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The statement applies to all forms of noise, including environmental noise, neighbour noise and neighbourhood noise.

The statement sets out the long-term vision of the government's noise policy, which is to "promote good health and a good quality of life through the effective management of noise within the context of policy on sustainable development".

This long-term vision is supported by three aims:

- Avoid significant adverse impacts on health and quality of life;
- Mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvements of health and quality of life.

The long-term policy vision and aims are designed to enable decisions to be made regarding what is an acceptable noise burden to place on society.

The Explanatory Note within the NPSE provides further guidance on defining "significant adverse effects" and "adverse effects" using the following concepts:

- No Observed Effect Level (NOEL) – the level below which no effect can be detected. Below this level no detectable effect on health and quality of life due to noise can be established;
- Lowest Observable Adverse Effect Level (LOAEL) – the level above which adverse effects on health and quality of life can be detected; and
- Significant Observed Adverse Effect Level (SOAEL) – the level above which significant adverse effects on health and quality of life occur.

The three aims can therefore be interpreted as follows:

- The first aim is to avoid noise levels above the SOAEL;
- The second aim considers situations where noise levels are between the LOAEL and SOAEL. In such circumstances, all reasonable steps should be taken to mitigate and minimise the effects. However, this does not mean that such adverse effects cannot occur; and
- The third aim considers situations where noise levels are between the LOAEL and NOEL. In these circumstances, where possible, reductions in noise levels should be sought through the pro-active management of noise.

The NPSE recognises that it is not possible to have single objective noise-based measures which define the SOAEL, LOAEL and NOEL and that are applicable to all sources of noise in all situations. The levels are likely to be different for different noise sources, receptors and at different times of the day.

3.5 Planning Practice Guidance (2014)

The national Planning Practice Guidance (PPG) "advises on how planning can manage potential noise impacts in new development" and provides guidelines that are in line with the NPPF.

The PPG states that local planning authorities should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

(Paragraph: 003 Reference ID: 30-003-20190722 Revision date: 22 07 2019)

This guidance introduced the additional concepts of NOAEL (No Observed Adverse Effect Level), and SOAEL (Significant Observed Adverse Effect Level) which can be seen in Table 3 below.

Factors to be considered in determining whether noise is a concern are identified including the absolute noise level of the source, the existing ambient noise climate, time of day, frequency of occurrence, duration, character of the noise and cumulative effects (004 Reference ID: 30-004-20190722 Revision date: 22 07 2019).

Table 6 – Planning Practice Guidance

Perception	Examples of Outcomes	Increasing Effect Level	Action
No Observed Effect Level			
Not noticeable	No effect	No Observed Effect	No specific measures required
No Observed Adverse Effect Level			
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
Lowest Observed Adverse Effect Level			
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level			
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid through use of appropriate mitigation whilst taking into account the social and economic benefit
Unacceptable Observed Adverse Effect Level			
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent through use of appropriate mitigation

3.6 Institute of Environment Management & Assessment (IEMA) and Institute of Acoustics Guidelines on Noise Impact Assessment

When assessing the subjective impact of any development it is important to consider the specific circumstances of the site. The characteristics of the various sources must therefore be considered in addition to factors common to all noise impact assessments such as existing background noise level comparisons.

The Institute of Environmental Management and Assessment (IEMA) document "Guidelines on Noise Impact Assessment" gives guidance as to how basic noise changes may be categorised.

Table 7 has been adopted to categorise the difference between the measured levels as identified in the guidelines published jointly by the IOA and IEMA. This identifies the impact of different levels of noise above the prevailing background noise.

Table 7 - Significance of Noise Level Change

Noise Change (dBA)	Category
0	No Impact
0.1-2.9	Slight Impact
3.0 – 4.9	Moderate Impact
5.0 – 9.9	Substantial Impact
10.0 and above	Severe Impact

3.7 Subjective Impact

In addition to the comparison of the difference in background noise levels in line with the above guidelines, it is important to understand the potential subjective effect of such changes in the noise level. Table 7 compares the generally accepted subjective response of typical subjects to variations in sound pressure level.

Table 8 – Subjective Response to Noise Levels

Change In Sound Level (dB)	Change in Power		Apparent Change in Loudness
	Decrease	Increase	
3	1/2	2	Just Perceptible
5	1/3	3	Clearly Noticeable
10	1/10	10	Half or Twice as Loud
20	1/100	100	Much Quieter or Louder

3.8 Summary

Based on the above guidance, we consider it appropriate that the following increases of the existing measured background noise levels due to activities as a result of the change of use of the premises will fall in the following effect level categories.

Table 7 – Categorisation of Effect Level Categories

Background Noise Level Increase $L_{eq,\ T}$ (dBA)	Effect(s)	NPSE Assessment	Subjective Response
0.1 – 2.9	Slight/Not Significant	No Observed Adverse Effect	Imperceptible
3.0 – 4.9	Moderate	Lowest Observed Adverse Effect	Perceptible
5.0 – 9.9	Substantial	Significant Observed Adverse Effect	Clearly Noticeable
10.0 and above	Very Substantial	Unacceptable Adverse Effect	Twice as Loud

4.0 NOISE IMPACT ASSESSMENT

4.1 Survey

RBA Acoustics undertook an environmental noise survey over the following 24-hour period:

- 27 November to 28 November 2023.

Measurements were made of the L_{A90}, L_{Aeq} noise levels over sample periods of 15 minutes. Summary results are shown below. The survey methodology and full results were outlined in RBA Acoustics report 13212.RP01.PNA.0.DS dated 11th December 2023.

Table 6 – Summary Results of Environmental Noise Survey

Measurement Period	Position 1 – Rear GF Roof	
	Typical Lowest $L_{A90,15min}$ (dB)	$L_{Aeq, period}$ (dB)
Daytime Operating Hours (14:00 – 18:00)	50	57
Evening Operating Hours (18:00 – 00:30)	46	54

Table 7 – L_{Aeq} Noise Levels, Most Sensitive Hours

Measurement Period	Position 1 – Rear GF Roof
	$L_{Aeq, 1 hour}$ (dB)
18:00 – 19:00	55
19:00 – 20:00	56
21:00 – 22:00	56
22:00 – 23:00	52
23:00 – 00:00	52

4.2 Site Layout and Proposals

The proposed smoking area will be located at a ground floor level at the rear of the property at 34 Hornsey High Street. This assessment will assess noise levels at the nearest receptor with the roof closed, and the latest hour at which the roof may be open.

A layout of the premises is shown in Figure 1 in Appendix B.

For the purpose of this assessment, we have assumed that the maximum capacity of 50 patrons using the facility at any one time. Typically, in a conversation between 2 people one would be talking and the other listening. Therefore, for our analysis we have considered a maximum number of 25 patrons, talking simultaneously. This considered to be the worst-case, as it tends to over-estimate the number of voices at any one time as the average group size is typically larger than 2. Also, in practice, it is unlikely that the space will be fully occupied at all times.

It is understood that music will be played within the extension, but only at background level and without amplified bass and hence we assume that patron speech will be the dominant noise source.

4.3 Affected Receptors

Our assessment has considered noise associated with the use of the new extension area upon nearest affected residential receptor at 34a Hornsey High Street. Noise levels at other receptors will be lower than those indicated above and hence the potential impact will be reduced.

Predicted noise levels used within our assessment are based on extrapolated data for each person speaking at a raised voice level as our experience would lead us to expect in a busy restaurant of this size. The levels used are presented in a table below, which are derived from ANSI/ASA S3.5-1997 (R2017) "*Methods for Calculation of the Speech Intelligibility Index*"

Table 8 – Sound Power Level of One Person Speaking with a Raised Voice

Sound Power Level of Normal Voice (dB re $1x10^{-12}$ Pa @ Octave-Band Centre Frequency (Hz)								Overall (L_{WA})
63	125	250	500	1k	2k	4k	8k	
48	59	70	75	72	64	57	48	76

From our experience of using this method of prediction for similar semi-outdoor areas, a good correlation between predicted and measured data on completion has been found.

We have assessed based on the lightweight roof structure above the seating area observed during our site visits, with the upper side walls open to the environment. The lower walls are constructed of brickwork, with the open upper sides covered with a mesh allowing smoke to escape in order to comply with the requirements of The Smoke-free (Premises and Enforcement) Regulations 2006. Based on this, we have assumed a sound insulation performance of 6dB for the roof due to its lightweight nature.

Based on the above data and assumptions, predictions of noise breakout from the rear area in the evening, with roof closed, impacting on the nearby noise sensitive properties have been undertaken. Our calculations show that further mitigation measures are required to ensure suitable acoustic conditions at the nearest residential receptor.

4.4 Mitigation Measures

It is recommended that the roof structure be enhanced such that the following acoustic performance is achieved.

Table 8 – Sound Insulation Performance Required of Roof Sturcture

Sound Reduction (dB) at Octave Frequency (Hz)								SRI (dB)
63	125	250	500	1k	2k	4k	8k	
6	8	11	14	13	11	13	13	13

This is not an onerous requirement acoustically and could be achieved with a single pane of 6mm glazing or equivalent. Alternatively a proprietary retractable roof with solid panels is likely to be capable of achieving the above performance.

The tables below provide a comparison of the predicted worst-case L_{Aeq} noise levels with the improved roof structure in place.

Table 9 – Summary of Predicted L_{Aeq} Noise Levels, Roof Closed [dBA]

Worst-case Patron Noise Level outside window (dBA)	Worst-Case Ambient $L_{Aeq,1hr}$	Cumulative Level	Level Difference	NPSE/PPG/IEMA	Subjective
41	52	52	+0.3	No Observed Adverse Effect/NOEL	Imperceptible

Based on the above, it can be seen that the predicted noise level is more than 10dB below, resulting in a change in noise level falling within the "No Observed Adverse Effect" Level given by the PPG and NOEL range according to IEMA. It will also comfortably achieve the BS8233:2014 residential criteria for the internal ambient noise levels with window open.

5.0 CONCLUSION

RBA Acoustics has been appointed by Moon Resto Lounge to undertake a noise impact assessment in relation to a proposed rear extension at 34 Hornsey High Street

Baseline environmental sound monitoring was undertaken at the site in order to determine the typically prevailing background sound levels at the nearest noise sensitive properties to the site.

Based on the measurements undertaken, an assessment in accordance with BS 8233 with reference to PPG, IEMA and NPSE guidelines has been undertaken

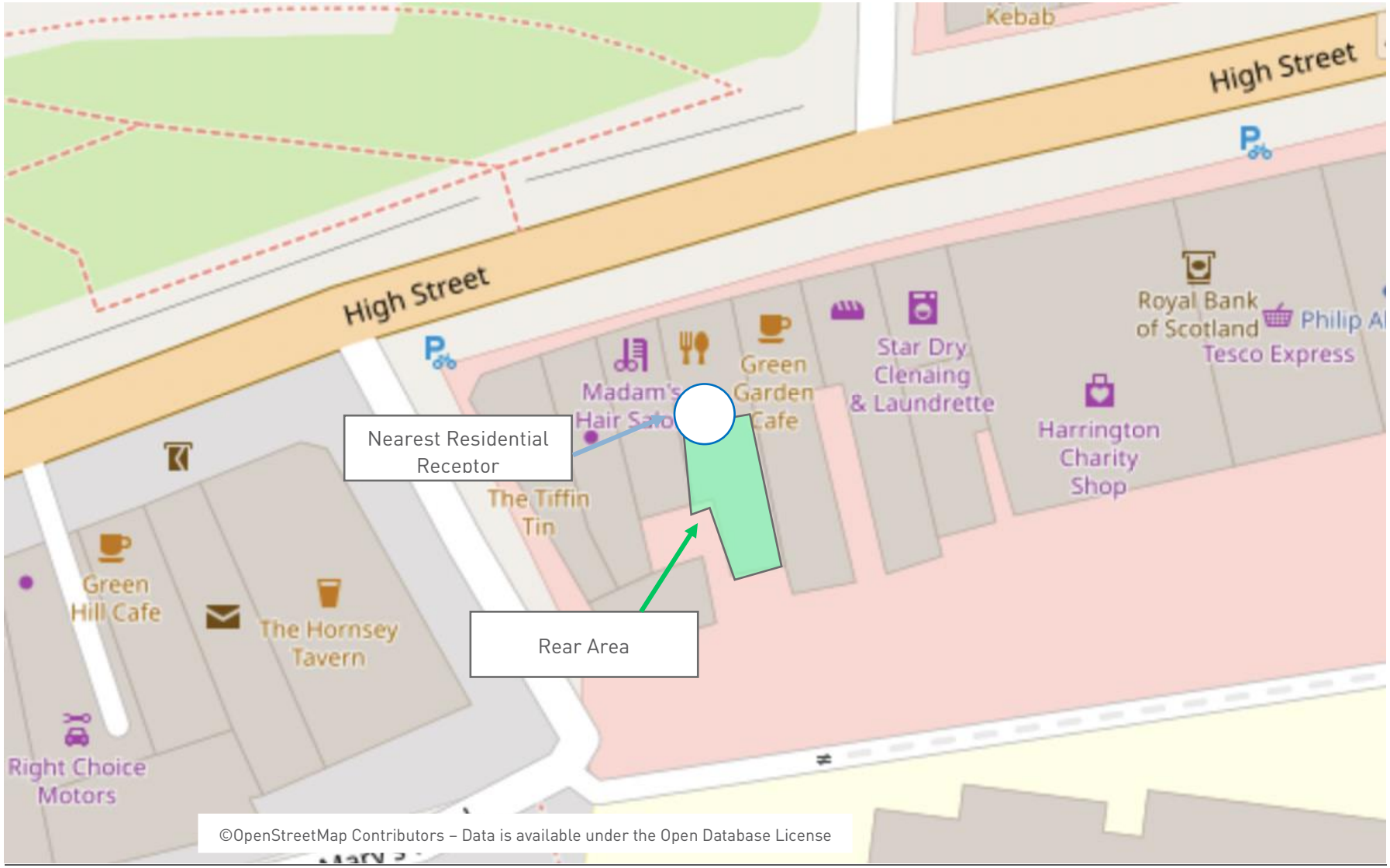
Based on the outcome of our assessments, noise from activity within the rear area can be suitably controlled at the nearby noise sensitive properties on the assumption that a suitable roof is placed over the seating area. The roof should be solid and provide a sound insulation performance of at least 13dB. This performance is expected to be achievable using a minimum 6mm pane of glazing for example.

Notwithstanding the above formal assessment, as the site is located in a mixed-use, commercially led area and is adjacent to the external dining of an existing restaurant, adding more weight to the assessment and suggesting low impact from the proposed extension onto the existing noise climate.

Appendix A - Acoustic Terminology

dB	Decibel - Used as a measurement of sound pressure level. It is the logarithmic ratio of the noise being assessed to a standard reference level.
dB(A)	The human ear is more susceptible to mid-frequency noise than the high and low frequencies. To take account of this when measuring noise, the 'A' weighting scale is used so that the measured noise corresponds roughly to the overall level of noise that is discerned by the average human. It is also possible to calculate the 'A' weighted noise level by applying certain corrections to an un-weighted spectrum. The measured or calculated 'A' weighted noise level is known as the dB(A) level. Because of being a logarithmic scale noise levels in dB(A) do not have a linear relationship to each other. For similar noises, a change in noise level of 10dB(A) represents a doubling or halving of subjective loudness. A change of 3dB(A) is just perceptible.
L_{eq}	L_{eq} is defined as a notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the actual, fluctuating sound measured over that period (1 hour).
L_{Aeq}	The level of notional steady sound which, over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measured over that period.
L_{An} (e.g L_{A10}, L_{A90})	If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time, hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the average minimum level and is often used to describe the background noise.
$L_{max,T}$	The instantaneous maximum sound pressure level which occurred during the measurement period, T. It is commonly used to measure the effect of very short duration bursts of noise, such as for example sudden bangs, shouts, car horns, emergency sirens etc. which audibly stand out from the general level of, say, traffic noise, but because of their very short duration, maybe only a very small fraction of a second, may not have any effect on the L_{eq} value.

Appendix B – Site Plans



Moon Resto Lounge, 34 Hornsey High Street, N8
Site Plan Showing the Nearest Residential Receptor
Project 13212

Figure 1
5 March 2024
Not to Scale

RBA ACOUSTICS



Portion of Upper Wall Open to the Atmosphere for Ventilation



Lightweight Retractable Fabric Roof

Moon Resto Lounge, 34 Hornsey High Street, N8
External View Showing Lightweight Roof and Ventilation
Project 13212

Figure 2
5 March 2024
Not to Scale

RBA ACOUSTICS



Moon Resto Lounge, 34 Hornsey High Street, N8
Internal View Showing Lightweight Roof and Ventilation
Project 13212

Figure 3
5 March 2024
Not to Scale

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Appendix C - Instrumentation

The following equipment was used for the measurements

Manufacturer	Model Type	Serial No.	Calibration	
			Certificate No.	Valid Until
Norsonic Type 1 Sound Level Meter	Nor140	1407476	U45756	26 October 2025
Norsonic Pre Amplifier	1209	22340		
Norsonic ½“ Microphone	1225	358242	45722	
Norsonic Sound Calibrator	1255	125525265	U45754	26 October 2025

Appendix D – Graphs

Moon, 34 Hornsey High Street

L_{Aeq} Time History

Rear Roof

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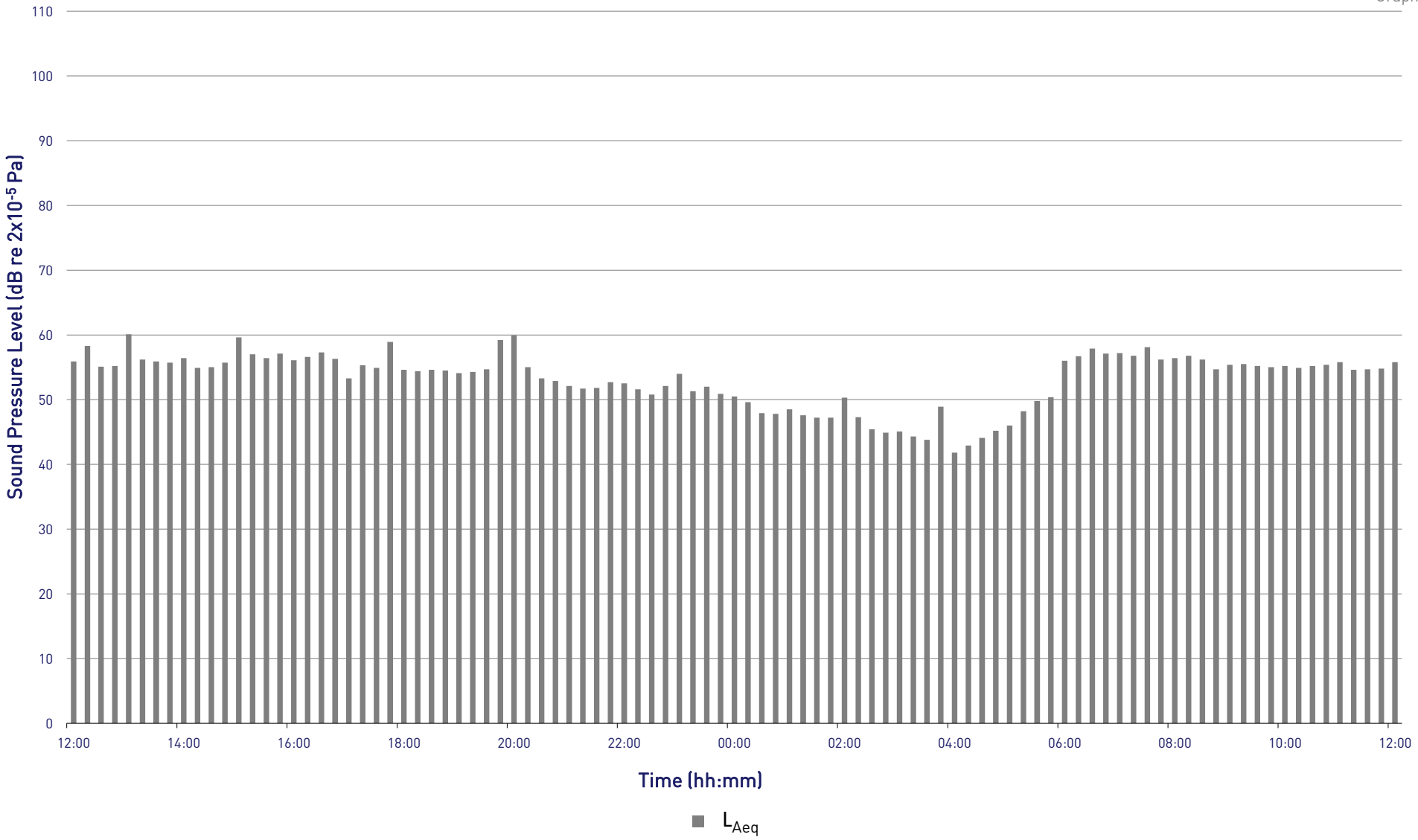
Project: 13212

Graph 1



Moon, 34 Hornsey High Street

$L_{Amax,f}$ and L_{A90} Time History

Rear Roof

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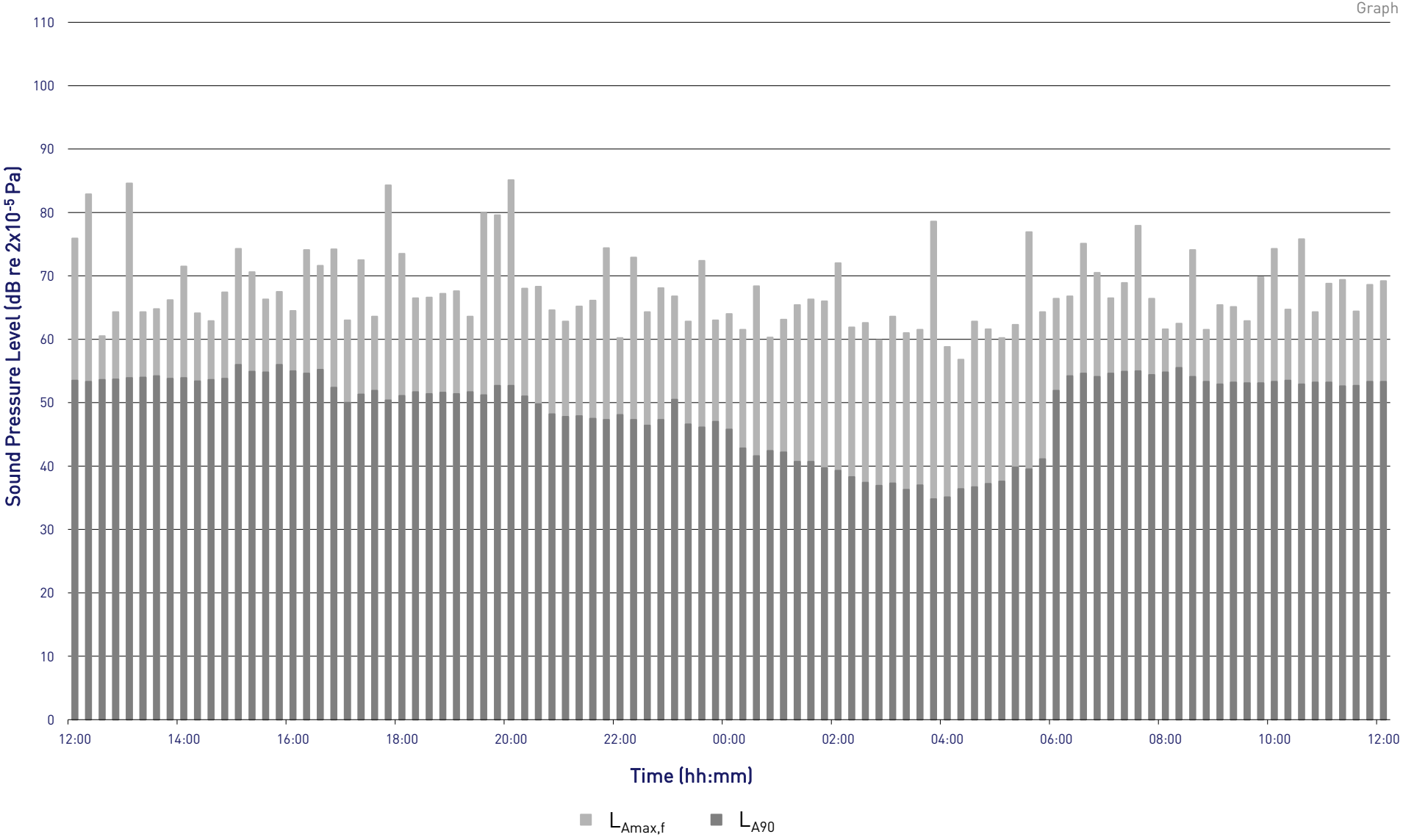
Project: 13212

Graph 2



Moon, 34 Hornsey High Street

$L_{A90,15\ minutes}$ Histogram

Rear Roof

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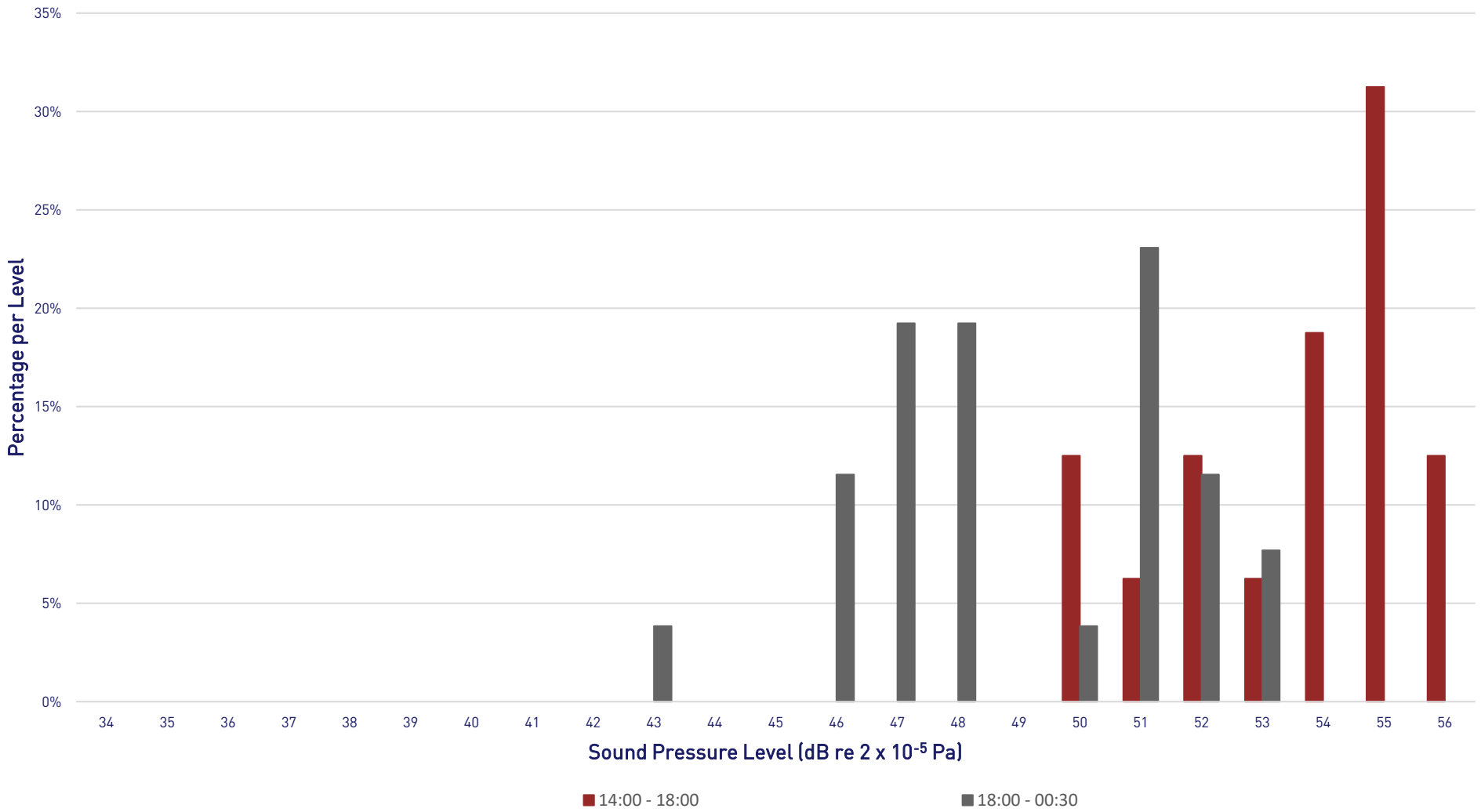
Project: 13212

Graph 3



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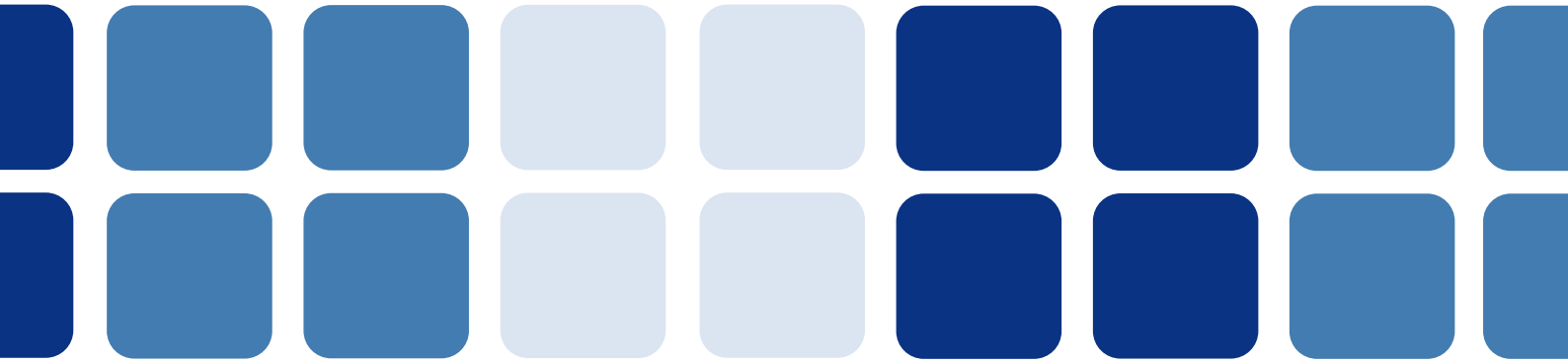

APPENDIX 2

Officer Report and Decision Notice for ref: HGY/2023/2884

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Planning, Building Standards &
Sustainability Service

Haringey LONDON

Mr Courtney Dawson
14 Devonshire Mews
Chiswick
London
United Kingdom
W4 2HA

20 December 2023

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION

Case Reference	**HGY/2023/2884**
Location	**34 High Street, Hornsey, London, N8 7NX**
Proposal	**Installation of shopfront incorporating roller shutter and the construction of a rear garden canopy extension**
Received	**25 October 2023**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
Location Map.pdf	The location plan	25 October 2023
34 High street N8 7NX 03102023.pdf	Additional plans	25 October 2023
Block plan of the site_included_in_Additional plans.pdf	Block plan of the site	25 October 2023
34 High Street .pdf	Covering letter	25 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (1)

1 The rear garden canopy extension would facilitate use of the rear garden area for long periods of the year by a high number of patrons, as such raising specific concerns for neighbouring amenity in terms of noise and disturbance, hours of use and the intensity of use of the site, for which insufficient information has been submitted to assess such impacts or to identify measures to manage/ mitigate such impacts, as such contrary to policies DM1 and DM23 of the Haringey Development Management DPD 2017 and London Plan Policy D14 of the London Plan 2021.

Notes:
You can find advice in regard to your rights of appeal at: https://www.gov.uk/appeal-planning-decision.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
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Officer Report

Application Number:	**HGY/2023/2884**
Application Type:	**Full planning permission**
Address:	34 High Street, Hornsey, London, N8 7NX
Proposal:	Installation of shopfront incorporating roller shutter and the construction of a rear garden canopy extension
Case Officer:	Ben Coffie
Valid Date:	25/10/2023
Applicant:	Mr Gjana
Agent:	Mr Courtney Dawson

RECOMMENDATION

Refuse

1. Site location

The application site is located on the ground floor of a three-storey building at 34 High Street, Hornsey. N8 7NX. The application site is located along a parade of shops and is located within the Hornsey High Street Conservation Area. The immediate area is primarily residential, with a mix of houses, flats, and shops.

2. Description of Proposal

The proposal is for the installation of a shopfront incorporating roller shutter and the construction of a rear garden canopy extension. The rear garden canopy will facilitate an increase in the number of seating however this not specified in the application.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

- **HGY/2006/1801,**

Address: 34, High Street, London, N8 7NX, London
Proposal: Installation of new shopfront.,
Decision: Approve with Conditions

- **HGY/2004/1593,**

Address: 34, High Street, London, N8, London
Proposal: Change of use of property from social club to restaurant (A3).,
Decision: Approve with Conditions

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Conservation officer: No response

5. Local Representations

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

No of individual responses: 2
Objecting: 2
Supporting: 0

The following comments were raised in the representations received:

- Loss of Willow Tree
- Increase noise and disturbance

6. Assessment of planning considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area [CA];
2. Impact on Amenity
3. Inclusive access;
4. Highway/ public safety
5. Loss of Tree

Design and impact on the character and appearance of the conservation area

Policy context

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that "development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Local Plan Policy SP11 (2017) and Haringey Development Management Development Plan Document (DPD) Policy DM1 'Delivering High Quality Design' seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. Policy DM1 contains design standards which include, amongst other things, a need to relate positively to the locality having regard to, amongst other things, distinctive local architectural styles, detailing and materials.

Policy DM8 specifically concerns shopfronts and states that "The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

a) The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;``
b) Replacement shopfronts should conserve original materials as far as possible
c) The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;
d) The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and;
e) Security shutters should be open mesh and wherever possible, be located internally."

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Shopfront

The proposed shopfront in terms of its proportions, materials and choice of colour is considered acceptable and will relate well to the scale and character of the original building and surrounding area. The fascia depth dimensions are proportionate to the size of the shopfront. The shopfront would be constructed from aluminium which is considered an acceptable material for a development of this nature.

The colour to the shopfront is considered acceptable in relation to both the host building and the wider area, where there are several other shop fronts which differ in colour. Notwithstanding of the above, the proposal does not include any details of the roller shutter, details of which should be submitted in the event of a further planning application being submitted.

Rear canopy extension

The proposed rear canopy would take up the whole of the rear garden area. However given the location being commercial and precedents set within close proximity, the scale, height and bulk of the canopy extension will not have any detrimental impact against the character and appearance of the conservation area.

On this basis giving special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, it is concluded that insufficient information has been submitted to ascertain whether the development would preserve or enhance the character or appearance of the Conservation Area and does not accord with policy DM9 of the local plan and policy HC1 of the London Plan.

Inclusive Access

Policy D5 of the London Plan and local plan policy DM3 sets out that inclusive design is to be considered in all aspects of development; this includes the refurbishment of existing buildings. Inclusive design enables all users of the premises to enter and exit the premises independently without additional effort, separation or special treatment and with dignity.

The new shopfront allows for disabled access from the public highway into this retail unit.

Impact on Residential amenity

London Plan 2021 Policy D6 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.

Development Management DPD 2017 Policy DM1 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 amenity of neighbouring resident. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Due to the location of the residential occupation above the ground floor retail use, the canopy extension will not have adverse impact on the daylight/sunlight and outlook they enjoy nor would it cause any enclosure.

However, it is noted that the extension would facilitate the increase in the number of seatings with this restaurant use, which will potentially give rise to noise and disturbance. No detailed information has been provided regarding the use of the area covered by this canopy extension and the application is not supported by a noise report, as well as measures on how to mitigate/ manage against noise and disturbance.

As such due to insufficient information being submitted in relation to the increase activity facilitated by the development here, it is viewed that the noise and activity in association with such a large open/ external seating area and in the absence of mitigation measures would be injurious to neighbouring residential amenity, which is required to be protected by policy, as set out above.

Highway & public safety

As outlined above Policy DM8 requires shopfront and associated structures to no affect ease of access.

The propped does not have any impact on public safety as it does not include an awning or any projection onto the public highway.

Loss of tree

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals to demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19.

It is noted the application site consisted of a mature Willow Tree that has been felled to facilitate the canopy extension. While the loss of such a tree is regretable, it is not protected by way of TPO.

7. Conclusion

The proposal is considered unacceptable as insufficient information has been submitted to assess whether the development respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the conservation area, impacts on the amenities of residential occupiers and biodiversity.

All other relevant policies and considerations, including equalities, have been taken into account.

8. Recommendation

The application is recommended for refusal for the following reason:

Refusal Reasons:

The rear garden canopy extension would facilitate use of the rear garden area for long periods of the year by a high number of patrons, as such raising specific concerns for neighbouring amenity in terms of noise and disturbance, hours of use and the intensity of use of the site, for which insufficient information has been submitted to assess such impacts or to identify measures to manage/ mitigate such impacts, as such contrary to policies DM1 and DM23 of the Haringey Development Management DPD 2017 and London Plan Policy D14 of the London Plan 2021.