



Officer Report

Application Number: HGY/2023/2821
Application Type: Approval of details reserved by a condition
Address: Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal: Partial approval of details pursuant to condition 24 (noise testing) attached to planning permission HGY/2017/2220 for Block B and Annexe only
Case Officer: Samuel Uff
Valid Date: 19/10/2023
Applicant: c/o Agent
Agent: Mr William Bellefontaine

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2017/2222 *Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units (including 11 affordable) comprising: the erection of a 7 storey building; the erection of a part 4, part 5, part 6, part 7 storey building and associated car parking at basement level; change of use of the first and second floors of the Broadway Annexe to residential use and the erection of an extension to the rear of the Broadway Annexe; the erection of a residential mews block to the rear of the Broadway Annexe. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition of the Weston Clinic building; courtyard infill extension to the Town Hall; Hornsey Library garage; Library annex and energy centre. Demolition and replacement of metal stairwell to the rear of the Assembly Hall and demolition and replacement of stage hoist structure adjoining the Assembly Hall.*

CONSULTATION RESPONSE

LBH Noise: Details are considered acceptable.

ANALYSIS/ASSESSMENT

Condition 24 reads:

24. Prior to the residential occupation of the development, details of noise testing shall be submitted in writing to and for approval by the Local Planning Authority. The testing details shall demonstrate: 1) The residential premises hereby approved have been designed in accordance with

BS8233:2014' Guidance on sound insulation and noise reduction for buildings. 2) That the residential units attain the following noise levels: Time Area Maximum Noise level Daytime Noise (7am - 11pm) Living rooms and Bedrooms 35dB(A) Dining Room/Area 40dB(A) Night Time Noise (11pm - 7am) Bedrooms 30dB(A) 3) No individual noise events to exceed 45dB L_{Amax} (measured with F time weighting) in bedrooms with windows closed between 23.00hrs - 07.00hrs. REASON: The internal noise levels within residential units shall maintained in accordance with submitted details for the duration of the development.

Pursuant to condition 24 the applicant has provided a noise assessments and testing levels in relevant rooms for the Annex and Block B. these details have been reviewed by LBH Noise Officers and are considered to suffice. Compliance conditions 22, 23 and 25 offer further assurance regarding more general noise levels.

Previous approvals for details of The Mews and Block A only have previously been granted.

On this basis it is considered that the noise assessments are sufficient in meeting the requirements of condition 24 for block A and The Mews only. As a partial discharge, this is considered to suffice subject to Block B future submission and alongside the other restrictive noise conditions attached to the permission.