

Officer Report

Application Number:

HGY/2023/0522

Application Type:

Approval of details reserved by a condition

Address:

Unit 1, Juniper House, 820 Seven Sisters Road,
Tottenham, London, N15 5EX

Proposal:

Approval of details pursuant to condition 30 (Noise Assessment) attached to planning permission ref. HGY/2015/2915 granted on 29/06/2016 for the demolition of existing building and construction of one 23 storey building (22 storeys above ground, previous description omitted ground floor) with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 879 sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated plant and landscaping.

Case Officer:

Tania Skelli

Valid Date:

21/02/202

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Applicant:

Mr Chris Fletcher

Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2015/2915 - for the demolition of existing building and construction of one 23 storey building (22 storeys above ground, previous description omitted ground floor) with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 879 sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated plant and landscaping.

2. CONSULTATION RESPONSE

LBH Env Health – No comment

3. ANALYSIS/ASSESSMENT

Condition 30 reads:

The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the Local Planning Authority a noise report shall be produced by a competent person and shall be submitted to and approved by the Local Planning Authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Pursuant to condition 30 the applicant has provided a plant noise assessment by RBA Acoustics (Ref. 11617.RP01.PNA.2, dated: 9 February 2023, Rev. Number: 2) prepared for Pure Gym/ Seven Sisters. The Assessment outlines the equipment specifications and noise outputs. The assessment provides the necessary levels of details for the requirements of this conditions and shows compliance with the relevant policies.

Accordingly, the condition is recommended for approval.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION