

Haringey Council
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

18 July 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Application for the retention of a rear garden extension in ancillary use
to the restaurant

AT: 783 High Road, London N17 8AH

SITE AND PROPOSAL

The application site is located on the ground floor of a three-storey building at 783 High Road, London N17 8AH. The application site is located along a parade of shops and is not located in a Conservation Area.

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

The Public Transport Accessibility Level (PTAL) rating for the site is 5 (where 0 is the lowest and 6b is the highest).

RELEVANT PLANNING HISTORY

Planning history directly relating to the site.

- An application (ref: HGY/2066/2256) for the '*Erection of single-storey rear extension (brick construction*' was refused on 26/08/2016.

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

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 development would transform the underused rear yard into a functional space creating an additional social environment accessible to all and will be used ancillary to the restaurant.

The scale of the extension is similar to those of neighbouring properties which can be seen via the image from Google Earth located in **Appendix 1** at the end of this statement

As a result, the extension 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.

No windows are proposed on the side elevations. The current extension has a retractable roof which will remain closed while the premises is in operation. The applicant is happy for this to be conditioned by the Council, similar to the condition attached to approval ref: HGY/2018/2783 at 449 Lordship Lane. Please find the decision attached in **Appendix 2** at the end of this statement with the relevant condition highlighted in yellow.

The applicant has also commissioned a Noise Impact Assessment which confirms that the extension has no adverse impacts on the amenities of neighbouring properties. Please see this attached in **Appendix 3** at the end of this statement.

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 rear yard into useable space that will be used ancillary to the main premises. The extension has been designed to have no adverse impacts on neighbouring properties while maximising the potential of the site.

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

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

Yours sincerely,

MZA Planning

MZA Planning

APPENDIX 1

Image showing the scale of neighbouring extensions

Application site



Neighbouring
properties built form

APPENDIX 2

Officer Report for ref: HGY/2018/2783

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Vlad Chirila
ARCHPL LTD
33B Grand Parade
Green Lanes
London
N4 1LG

On behalf of
E Ulas Solutions Ltd
Shop
449 Lordship Lane
London
N22 5DJ

Planning Application Reference No. **HGY/2018/2783**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Shop, 449 Lordship Lane, N22**

Proposal: **Change of use from A1 (Shop) to A3 (Restaurant); erection of a single storey rear canopy extension for use as an outdoor sitting and smoking area and erection of an extraction flue to rear elevation.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 04/09/2018 and drawing numbers: A100_0; A100_1; A100_2; A101; A102; A103; A104; Design & Access Statement, Environmental Noise survey (Shaun Murkett Acoustic Consultants Ltd dated 25th January 2019 and 3rd April 2019).

SEE SCHEDULE OF CONDITIONS ATTACHED

17/04/2019



Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. 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 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

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Emma Williamson Assistant Director Planning Service

HGY/2018/2783

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: A100_0; A100_1; A100_2; A101; A102; A103; A104; Design & Access Statement, Environmental Noise survey (Shaun Murkett Acoustic Consultants Ltd dated 25th January 2019 and 3rd April 2019). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The use hereby permitted shall not be operated after 00:00 (midnight) Sunday-Thursdays and 2am Friday and Saturday.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. Notwithstanding approved drawing A103 the outdoor sitting and smoking area shall be restricted and managed in accordance with the following controls unless otherwise agreed in writing with the Local Planning Authority:

- The number of people permitted in the rear outdoor seated and smoking area shall not exceed 20 persons (including staff) at any one time;
- The first section of the retractable roof covering adjacent to the rear façade of the building shall remain closed (not retracted) when the premises is in operation;
- No speakers shall be positioned, or amplified sound played in the rear outdoor seated area and smoking area.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2016 and Policy DM1 of the Haringey Development Management DPD 2017 and consistent with advice in the National Planning Policy Framework.

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Emma Williamson Assistant Director Planning Service

5. Prior to the commencement of the use hereby permitted details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2016 and Policy DM1 of the Haringey Development Management DPD 2017 and consistent with advice in the National Planning Policy Framework.

6. Within 3 months of the permission hereby approved a post installation noise assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority to confirm compliance with the noise criteria outlined in the noise report submitted with any additional steps necessary to mitigate such noise in respect of the outdoor sitting and smoking area. The approved details thereafter shall be implemented within 3 months of the approval of such detail and permanently retained and maintained

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2016 and Policy DM1 of the Haringey Development Management DPD 2017 and consistent with advice in the National Planning Policy Framework.

INFORMATIVE:

The number of customers partaking of shisha smoking should make up a small proportion of the trade in connection with the use hereby permitted, as shisha use alone or as a large proportion of the trade/turnover would require planning permission. If there is any doubt in respect of this matter, please contact the Local Planning Authority.

INFORMATIVE:

A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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Emma Williamson Assistant Director Planning Service

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

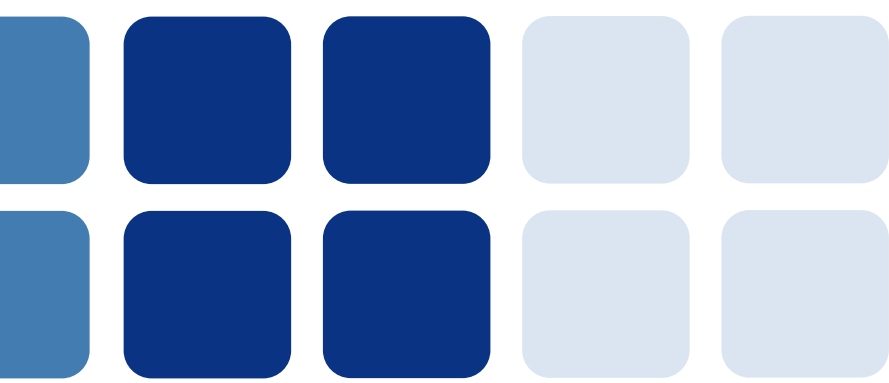
17/04/2019

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

APPENDIX 3

Noise Impact Assessment



783 HIGH ROAD,
LONDON, N17 8AH

Noise Impact Assessment Report

Reference: 12799.RP01.NAR.2

Prepared: 18 July 2024

Revision Number: 2

Mr Tefey
783 High Road
London
N17 8AH

Noise Impact Assessment Report



783 HIGH ROAD, LONDON, N17 8AH

Reference: 12799.RP01.NAR.2

Prepared: 18 July 2024

Revision	Comment	Date	Prepared By	Approved By
0	First issue of report	27 Jule 2023	Thomas Harnett	Martin Raisborough
1	First issue of report	28 June 2024	Thomas Harnett	Martin Raisborough
2	Updated with Client comments	18 July 2024	Thomas Harnett	Martin Raisborough

Terms of contract:

RBA Acoustics Ltd has prepared this report in accordance with our Scope of Work 12799/SW01.0 dated 7 January 2020. 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 into 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 MZA Planning to undertake a noise impact assessment in relation to the proposals for an outdoor restaurant facility at the rear of the proposed Stadium Lounge Restaurant and Wine Bar at 783 High Road, London, N17 8AH.

This report provides the details of an environmental sound monitoring survey undertaken at the rear of the property and the details and results of an impact assessment in accordance with the requirements of the London Borough of Haringey in relation to the likely impact of noise from the outdoor seating area on the nearby noise sensitive properties.

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 building at 783 High Road, London, N17 8AH is a three-storey structure located within a mixed-use residential and commercial area. The building itself comprises a currently empty commercial unit at ground floor with private residential apartments above.

The ground floor unit is currently unoccupied and is proposed to be tenanted by a new bar, the Stadium Lounge Restaurant and Wine Bar. As part of the proposals, an outdoor seating area is proposed in the rear yard.

The site is bounded by Mary Unisex Salon to the North of the site and Betfred to the south. High Road bounds the front façade of the building, to the East while the rear is bound by the rear spaces of the neighbouring properties on High Road and White Hart Lane. Across High Road to the south-east is also White Hart Lane Stadium.

The nearest affected residential properties to the site are those that are located adjacent to the rear of the site. The nearest receptor is a window at the rear of the building at a height of around 6m from the ground at 9 White Hart Lane.

A plan of the site showing the location of the site, the proposed Stadium Lounge Restaurant and Wine Bar and the nearby noise sensitive properties is illustrated in Figure 1 in Appendix B.

The proposed trading hours of The Majesty Lounge café, as advised by the client, are the following:

- Monday to Sunday 08:30am – 00:30am

The activities that are proposed to take place at outdoor seating area include people eating and drinking in a relaxed environment. It is understood from our discussions with the Client that the facility will accommodate up to 6 patrons at any one time.

3.0 ASSESSMENT CRITERIA

3.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) states that, with respect to noise, planning policies and decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- Mitigate and reduce to a minimum, other adverse impacts on health and quality of life arising from noise from a new development, including through the use of conditions;
- Recognise that development will often create some noise and existing business wanting to develop in continuance of their business should not have unreasonable restrictions put upon them because of changes in nearby land uses since they were established; and
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

The guidance contained within the NPPF further determines that consideration should be given to the Noise Policy Statement for England (DEFRA, March 2010).

3.2 Noise Policy Statement for England (NPSE, March 2010)

The NPSE attends to three types of noise;

- “Environmental noise” which includes noise from transportation sources;
- “Neighbour noise” which includes noise from inside and outside people’s homes; and
- “Neighbourhood noise”, which includes noise arising from within the community such as industrial and entertainment premises, trade and business premises, construction sites and noise in the street.

In line with the aims determined in the NPPF, the NPSE determines three aims;

1. Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development;
2. Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development; and,
3. Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

The guidance detailed within the NPSE relates a number of key phrases with regards to adverse effects which can be applied to noise impacts as used by the World Health Organisation.

- **NOEL – No Observed Effect Level** - The level below which no health effect or detrimental impact on the quality of life is observed.
- **LOAEL – Lowest Observed Adverse Effect Level** - The level at which adverse effects on health and quality of life can be detected
- **SOAEL – Significant Observed Adverse Effect Level** - The level above which significant adverse effects on health and quality of life occur.

The guidance indicates that it is not possible to have a single objective noise-based measure that defines SOAEL, and as such the SOAEL is likely to be different for different noise sources and receptors. The

document indicates that further research is required to establish what may constitute a significant adverse impact on health and quality of life from noise.

While the NPSE determines the NOEL, LOAEL and SOAEL descriptions, the document indicates that, unlike other environmental disciplines, there are currently no European or national noise limits which have to be met, although the NPSE states that “there can be specific local limits for specific developments” allowing for negotiation.

3.3 Planning Practice Guidance - Noise

The Planning Practice Guidance for noise 2014 (updated July 2019) broadly considers the same issues as demonstrated within both the NPPF and the NPSE with regards to noise within the planning realm. The information detailed within the PPG indicates that noise should be considered when:

- New developments may create additional noise; and/ or,
- New developments would be sensitive to the prevailing acoustic environment.

The guidance indicates 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.

The impact of noise is rated within the policy document in terms of the relative ‘Observed Effect Level’, defined in line with the guidance within the NPSE. Based upon this, the Planning Practice Guidance provides the following matrix of likely average response:

Table 1 - PPG Observed Effect Levels

Perception	Example of Outcomes	Increasing Level	Effect	Action
Not noticeable	No Effect	No Observed Effect		No specific measures required
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 Adverse Effect	Observed	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 Effect	Adverse	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 character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/ or an ability 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

3.4 BS 4142:2014 'Method for Rating and Assessing Industrial & Commercial Sound'

BS 4142 is the generally adopted method for rating and assessing sound of an industrial and/or commercial nature, which includes:

- a) sound from industrial and manufacturing processes;
- b) sound from fixed installations which comprise mechanical and electrical plant and equipment;
- c) sound from the loading and unloading of goods and materials at industrial and/or commercial premises; and
- d) sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from premises or processes, such as that from forklift trucks, or that from train or ship movements on or around an industrial and/or commercial site.

The methods described in this British Standard use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident.

The determination of noise amounting to a nuisance is beyond the scope of BS 4142. The Standard states specifically that is not intended to be applied to the rating and assessment of sound from:

- a) recreational activities, including all forms of motorsport
- b) music and other entertainment
- c) shooting grounds
- d) construction and demolition
- e) domestic animals
- f) people
- g) public address systems for speech; and
- h) other sources falling within the scopes of other standards or guidance.

Based on the above, it is clear that BS 4142 is not an appropriate standard to assess the impact of noise from patrons using the proposed outdoor restaurant area. As such, this standard has not been considered further in this report.

3.5 NANR 92: Noise from Pubs and Clubs Final Report

This is the final report for a contract let by the Department for Environment, Food and Rural Affairs to review existing knowledge of noise from entertainment sources from pubs and clubs. The overall aim of this work is to recommend criteria and measurement methods for assessing noise from pubs and clubs for use by Environmental Health Officers (EHOs) and others. In the current project, published information on pubs and clubs has been analysed and a shortlist of suitable assessment methods drawn up. A scheme for rigorously evaluating the assessment methods has been devised and it is shown how this should lead to an optimal assessment method.

The paragraph 2.2.3.2 of this report states:

"In the IOA Annex, objective criteria are set out to ensure that two conditions are met: 1) that for premises where entertainment takes place on a regular basis, noise is inaudible inside noise sensitive premises at all times (It is said that the term 'regular' needs to be defined locally and with a regard to local expectations); 2) if entertainment takes place on a less frequent basis, the music should be inaudible inside noise sensitive property between the hours of 2300 and 0700. Noise is considered to be inaudible when it is at a sufficiently low level such that is not recognizable as emanating from the source in question and it does not alter the perception of the ambient noise environment that would prevail in the absence of the source in question."

The IOA Annex expresses numerical limits in the form of following table:

Table 2 – NANR92 Numerical Limits

Venue Where...	Suggested Regulations	Outcome if Criteria Met
Entertainment < 30 times/year*	LAeq,15mins (EN) should not exceed LA90 (WEN) by more than 5dB.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > 30 times/year*	LAeq (EN) should not exceed LA90 (WEN) by more than 5dB And the L10 (EN) should not exceed L90 (WEN) by more than 5dB in any 1/3 octave band between 40 and 160Hz.	EN will generally be audible but not overly obtrusive inside the noise sensitive property
Entertainment > once/week or continues beyond 2300hrs	LAeq (EN) should not exceed LA90 (WEN) And L10 (EN) should not exceed L90 (WEN) in any 1/3 octave band between 40 and 160Hz.	EN will be virtually inaudible inside noise sensitive property.

EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premises.

*Not more than once a week and ends by 2300hrs.

3.6 Criteria to be Adopted for This Assessment

Based on the above guidance documents, the guidance from NANR 92 and BS8233 are considered appropriate for the assessment of patron noise from the new outdoor restaurant area, and the methodology in the guidance will also be adopted for the assessment of noise impact upon the adjacent residential property.

Typically, the greater the difference between the Entertainment Noise (EN) level and background sound level without entertainment noise (WEN), the greater the magnitude of the impact. For the purposes of this assessment and considering the context of the local environment (it a mix of commercial and residential

uses) it is considered that these response levels may be correlated to the effect levels within NPSE and PPG, as presented in Table 3 below.

Table 3 – NANR 92 Correlated Effect Levels with BS 8233, NPSE and PPG

LAeq (EN) Level	NPSE	PPG
(≥10dB WEN) Significant Adverse Impact	SOAEL	Unacceptable Adverse Effect / Significant Observed Adverse Effect
(+5dB WEN) Adverse Impact	LOAEL / SOAEL	Observed Adverse Effect
(0dB WEN) Low Impact	LOAEL	No Observed Adverse Effect
(<0dB WEN) Low Impact	NOEL / LOAEL	No Observed Adverse Effect

From the criteria presented above, a maximum target of 38dB has been set, which is equal to the lowest L_{A90} background sound level measured during the night time period. This would equate to a Low Impact according to NANR92 and corresponds to a LOEAL and No Observed Adverse Effect according to the NPSE and PPG respectively.

4.0 ENVIRONMENTAL NOISE MONITORING

Baseline environmental sound monitoring was undertaken at the Site between Monday 19 June to Tuesday 20 June 2023. The survey was undertaken by Patrick Spiers and Thomas Harnett of RBA Acoustics and commenced at approximately 11:00 on the Monday and concluded at approximately 12:00 on the Tuesday. The full details of the monitoring survey are presented in the following sections.

4.1 Measurement Location

In order to determine the background noise climate at the nearest affected residential receptors to the site the equipment was installed at the first-floor roof of the property at 783 High Road. The sound level meter was secured on a pole connected to a tripod at the rear of the property, such that it was 16 metres from the rear façade of the building and approximately 5m above the ground. The prevailing noise climate at this location was considered representative of the background noise climate on the nearest noise sensitive receptors at 783 High Road, just above the property.

The measurement location is illustrated on the site plan in Figure 1 in Appendix B.

4.2 Instrumentation

The details of the equipment used for the measurements are presented in Appendix C.

The sound level meter was calibrated both prior to and on completion of the survey with no calibration drifts observed. The sound level meter and calibrator have been laboratory calibrated within the last 2 years and 1 year respectively.

4.3 Noise Climate

During the site visits to install and collect the equipment, the prevailing noise climate was noted to consist mainly of general urban ambience, such as traffic and pedestrian activity along White Hart Lane and High Road.

4.4 Weather Conditions

As the survey was unattended it is not possible to comment with certainty regarding meteorological conditions throughout the entire survey period. However, based on observations during the site visits and weather reports for the area, conditions were generally considered suitable for obtaining representative noise measurements, being predominantly dry with little wind.

4.5 Measured Sound Levels

The full results of the noise monitoring survey are shown in Table 4 below and also in the time history graphs in Appendix D.

Table 4 – Summary of Measurement Results based off Day-time, Night-time and Proposed Opening Hours

Measurement Period	Daytime (07:00 – 23:00)		Night-time (23:00 – 07:00)		Opening Hours (08:30 – 00:30)	
	Average $L_{Aeq,T}$	Typical-Lowest $L_{A90,5min}$	Average $L_{Aeq,T}$	Typical-Lowest $L_{A90,5min}$	Average $L_{Aeq,T}$	Typical-Lowest $L_{A90,5min}$
Monday 19th January to Tuesday 20 th January	57	50	50	45	56	50

Throughout the survey, continuous measurements were made of the L_{A90} , L_{Amax} and L_{Aeq} noise levels. However, as the unit subject to this application is trading during the daytime, only those periods immediately before and immediately after published trading hours are considered representative of the background noise climate.

For the purpose of this assessment the lowest measured L_{A90} will be used so to assume a worst-case scenario. From the table above, the lowest background sound level within the proposed opening hours was 50dB. This level will be used for the subsequent assessments of noise impact on the nearby noise sensitive property.

5.0 NOISE IMPACT ASSESSMENT

5.1 Site Layout and Proposals

The proposed restaurant area will be within the outdoor areas at the rear of the property, adjacent to the nearest noise-sensitive receptor at 9 White Hart Lane.

Patron Numbers

For the purpose of this assessment, we have assumed that the maximum capacity of 6 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 3 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 typically the outdoor restaurant area should not be at its maximum capacity.

This scenario is considered to be the worst case, as a more typical number of patrons within the courtyard area at one time is expected to be around 4.

5.2 Affected Receptors

Our assessment has considered noise associated with the likely activities of the outdoor seating area on the occupiers of the dwellings directly above, at 1st floor level at 9 White Hart Lane. Noise levels at other receptors will be lower than those indicated above and hence the potential impact will be reduced.

In order to predict the likely resultant noise levels from customers within the outdoor seating area at the nearest affected residential windows, we have undertaken a detailed noise modelling exercise using the commercial noise modelling software CadnaA. This modelling package is based on the guidance within ISO 9613-2:1996 "Acoustics — Attenuation of sound during propagation outdoors — Part 2: General method of calculation"

Predicted noise levels used within our assessment are based on extrapolated data for each person speaking at a normal voice level. 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 5 – Sound Power Level of One Person Speaking with a Normal 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	
45	55	65	69	63	56	50	45	68

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

Our assessment has considered the existing retractable roof installed above the outdoor seating area, extending a minimum of 3 metres from the façade of the building, and sealed up to the two adjacent walls/fencing either side of the property, as proposed by the client. The roof is retractable, although has been assumed to remain closed.

Based on the above, and in order to ensure compliance with the requirements of The Smoke-free (Premises and Enforcement) Regulations 2006, The proposed roof to be is as presented in Figure 2 in Appendix E.

Based on the above data and assumptions, predictions of noise affecting the nearby noise sensitive properties directly above have been undertaken. The results of the noise model are illustrated in Appendix E in Figure 3.

The table below provides a comparison of the predicted worst-case L_{Aeq} noise levels associated with the use of the outdoor seating area against the lowest ambient sound level.

Table 6 – Summary of Predicted L_{Aeq} Noise Levels [dBA]

Predicted Patron Noise Level @ nearest noise sensitive receptor ($L_{Aeq,T}$ dBA)	Worst-case Level @ noise sensitive receptor ($L_{Aeq,T}$ dBA)	Lowest Ambient level ($L_{Aeq,5min}$)	Level Difference	NPSE Category (Based on LBTH Requirements)
45		50	-5dB	NOEL

Based on the above, it can be seen that the predicted noise level is 5dB below the existing ambient noise level 'without entertainment noise' and falling within the NOEL. The predicted level is suggesting that the impact of the noise associated with the use of the outdoor seating area is not likely to give rise to complaints from the occupants of the nearby dwellings.

The above assessment is based on a worst-case scenario, with the typically lowest background sound level in the evening being adopted as a basis for setting the noise limit and a realistic assumption on the maximum number of patrons expected to be speaking simultaneously over the reference period.

6.0 CONCLUSION

RBA Acoustics has been appointed by MZA Planning to undertake a noise impact assessment in relation to the proposals for an outdoor seating area at the rear of the proposed Stadium Lounge Restaurant and Wine Bar at 783 High Road, London N17 8AH.

Baseline environmental sound monitoring was undertaken at the site between Monday 19 June and Tuesday 20 June 2023 in order to determine the typically prevailing background sound levels at the nearest noise sensitive properties to the Site. The nearest affected residential properties to the Site are those that are located at the south-facing façade of 9 White Hart Lane.

Based on the background noise measurements undertaken and the generated CadnaA model, an assessment in accordance with NANR 92 has been undertaken. Our assessment has considered the existing retractable roof installed above the outdoor seating area. This roof is retractable, although has been assumed to remain closed for the purposes of this assessment.

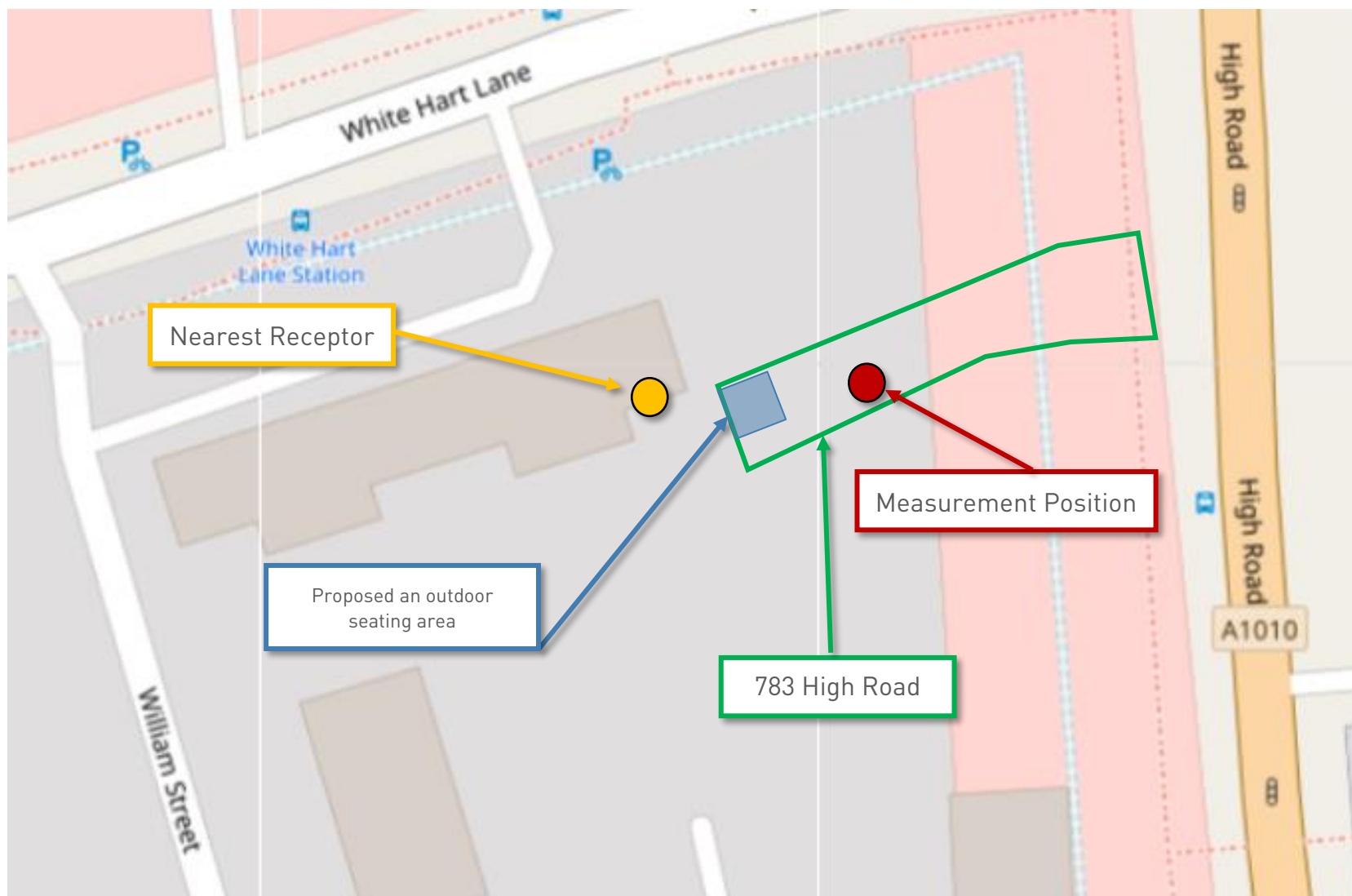
The results of our assessment suggest that noise from patron activity within the proposed outdoor restaurant area is below the otherwise prevailing background sound level and in line with “NOEL”, with reference to NPSE guidance and “No Observed Adverse Effect”, with reference to PPG.

Considering the context of the assessment result, the proposed development is within an established mixed residential and commercial area, with other light industrial uses nearby. This context adds further weight to the assessment result suggesting the use of the rear yard of 783 High Road as an outdoor seating area will have no impact on the nearby noise sensitive receptors with respect to noise.

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



783 High Road, London, N17 8AH
Site Plan showing the measurement position, proposed outside area and nearest receptor
Project 12799

Figure 1
18 July 2024
Not to Scale

Appendix C - Instrumentation

The following equipment was used for the measurements

Table C1 - Calibration Information				
Manufacturer	Model Type	Serial No.	Calibration	
			Certificate No.	Valid Until
Norsonic Type 1 Sound Level Meter	Nor140	1403127	U43500	28 February 2025
Norsonic Pre Amplifier	1209A	12071		
Norsonic ½" Microphone	1225	41473	43499	28 February 2025
Norsonic Sound Calibrator	1251	31986	U43498	28 February 2025

Appendix D – Graphs

783 High Road, London N17

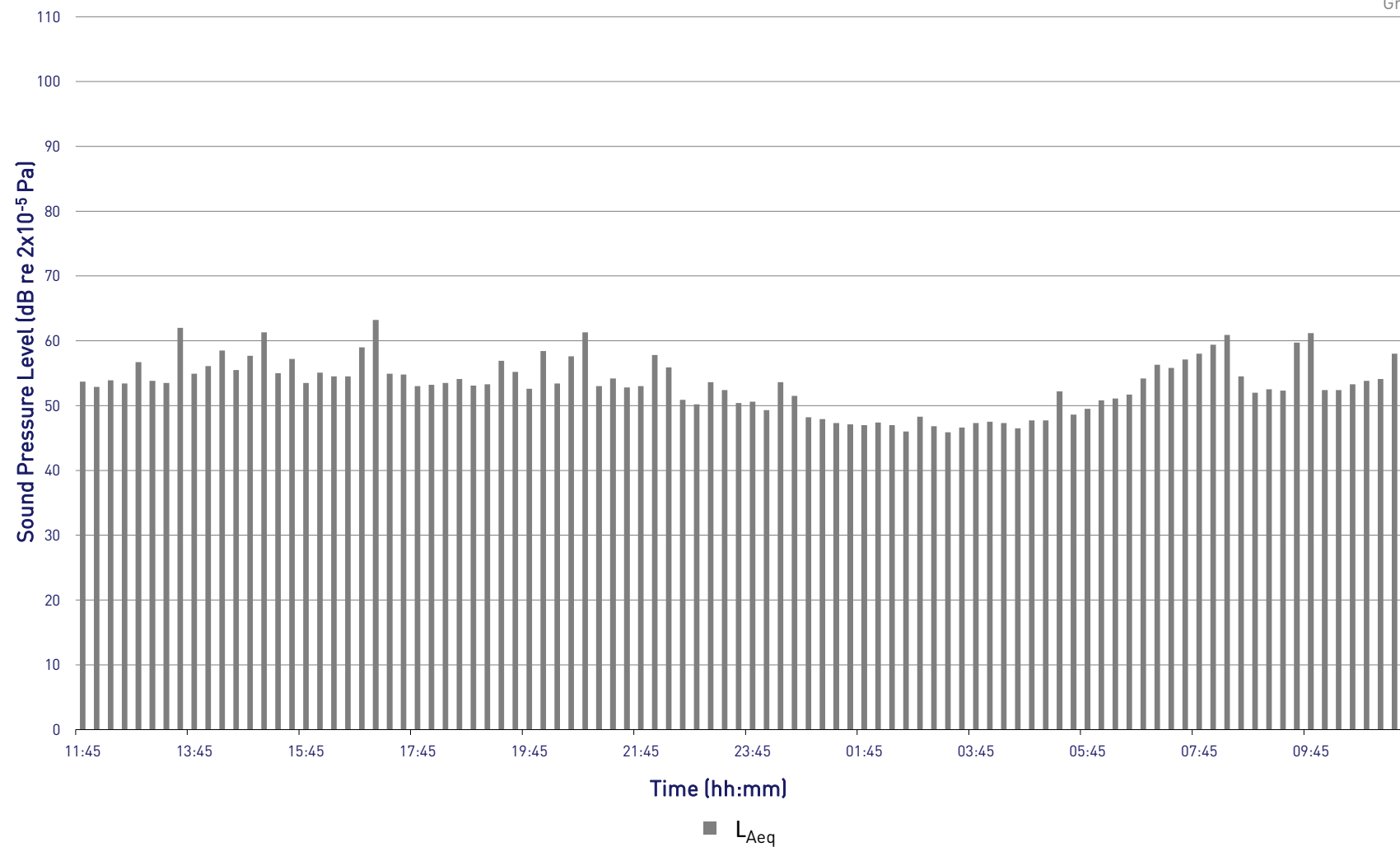
L_{Aeq} Time History

Measurement Position 1, Monday 19 June to Tuesday 20 June 2023



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Graph 1



783 High Road, London N17

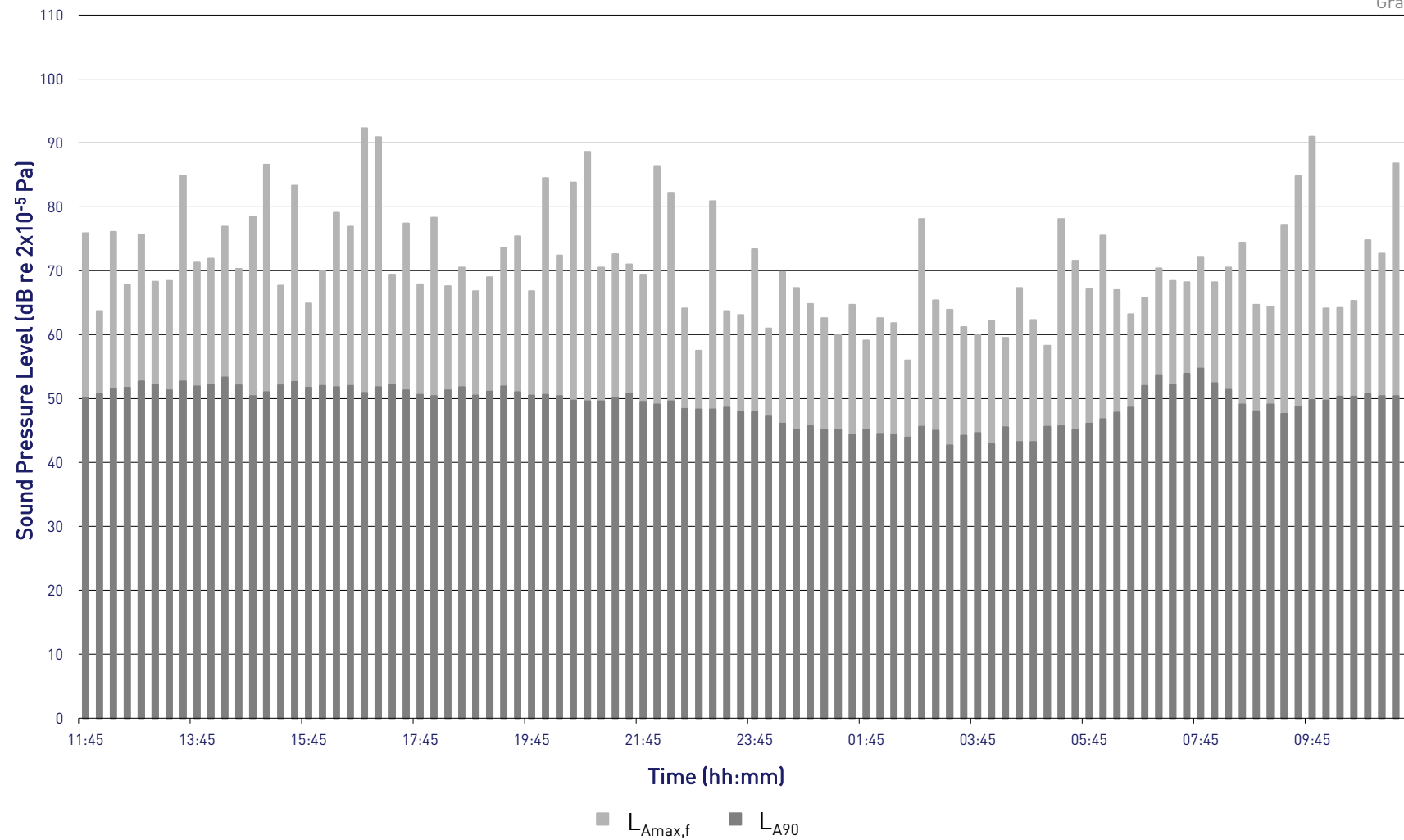
$L_{Amax,f}$ and L_{A90} Time History

Measurement Position 1, Monday 19 June to Tuesday 20 June 2023

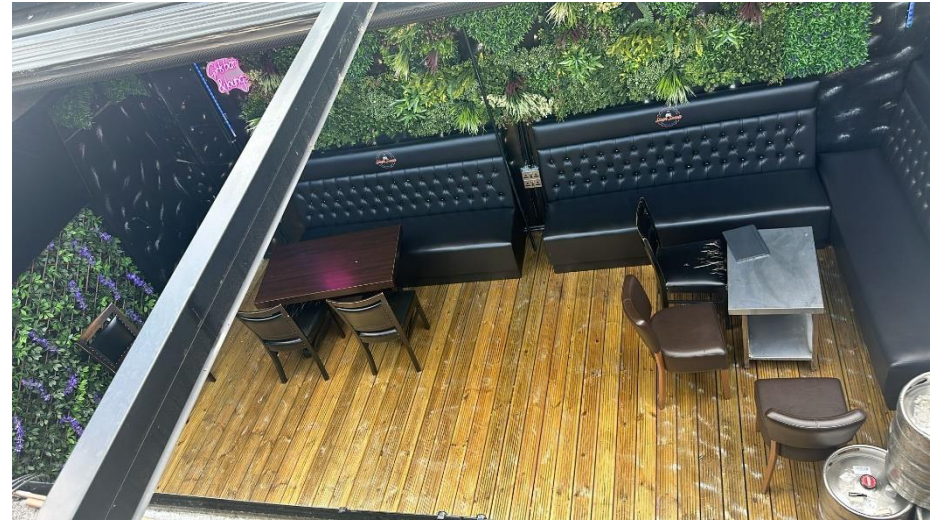


Project: 12799

Graph 2



Appendix E – Noise Modelling Results and Proposed Alteration



783 High Road, London, N17 8AH
Proposed Alteration of the Roof
Project 12799

Figure 2
18 July 2024
Not to Scale



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