

**PLANNING, DESIGN AND ACCESS STATEMENT**

**SITE AT 51 FAIRFAX ROAD, LONDON NW6 4EL**

**RETENTION OF REPLACEMENT AIR CONDITIONING UNIT ON REAR ELEVATION**

**1. INTRODUCTION**

- 1.1 This Planning, Design and Access Statement is submitted in support of the planning application by Mr N. Potenza for the retention of a replacement air conditioning unit on the rear elevation of 51 Fairfax Road, London NW6 4EL.
- 1.2 The application is made without prejudice to the view that the replacement unit, located on the pre-existing support framework, may not require planning permission.

**2. THE SITE**

- 2.1 The application site is located on the west side of Fairfax Road, and forms part of a neighbourhood shopping centre which comprises a long parade of retail, catering and service uses with four storeys of residential accommodation above. The application premises, which are currently in A1 café use, incorporate ground and basement floor levels which are linked via an internal staircase. At present, the premises are also internally linked to, and accessed via, the adjoining A1 retail unit at 53 Fairfax Road which is in use as a food shop.
- 2.2 The rear of the application site, which includes a two storey (non-residential) rear projection, faces Fairfax Place which is both a residential street and a rear service road for the commercial units on Fairfax Road. Service and delivery access to the site is provided from Fairfax Place, and properties in Fairfax Place to the rear of the application site are in residential use.
- 2.3 There are two air conditioning units located on the rear elevation of the application premises, one of which is a recent replacement unit and the subject of this planning application. The units are positioned just below the ground floor

windows. A number of the ground floor commercial premises incorporate air conditioning plant on the rear elevation. There are also various extractor ducts, serving A3 uses, on the main rear elevation of the Fairfax Road properties.

### **3. THE PROPOSAL**

- 3.1 The application proposes the retention of the replacement air conditioning unit which has been installed just above basement floor level on the rear elevation of the application property. The unit is a Mitsubishi model, the specification and size of which are described in documentation submitted with the application. The application drawing set includes photographs of the unit mounted on the rear elevation of the property.
- 3.2 The unit, which has been mounted on a pre-existing support frame, would operate between the hours of 07.00 and 23.00.

### **4. PLANNING & DESIGN CONSIDERATIONS**

#### Policy

- 5.1 The statutory development plan for the area comprises the London Plan (2011), the Camden Core Strategy which was adopted in November 2010, and the Camden Development Policies DPD which was also adopted in November 2010. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Camden Core Strategy Policy CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development to be of the highest standard of design.
- 5.3 Camden Development Policies DPD Policy DP28 states that the Council will ensure that noise and vibration is controlled and managed. Planning permission will not be granted for development likely to generate noise pollution. The Council

will only grant permission for plant or machinery if it can be operated without harm to amenity and does not exceed noise and vibration thresholds, as set out in the DPD.

- 5.4 Camden Planning Guidance 6 (Amenity) seeks to limit noise and vibration emissions from new development, and provides guidance on minimising the impact of noise and vibration on noise sensitive developments.

#### Noise Impact

- 5.5 The application is accompanied by a Noise Impact Assessment which identifies the nearest noise sensitive receiver as a residential window on the rear façade of Fairfax Place, and notes that the noise generated by the air conditioning unit would only marginally exceed the Council's thresholds to a degree which is not considered to be material. The calculated noise emissions levels are also commensurate with recommendations for internal noise levels as specified by BS 8233:1999. The assessment concludes that the air conditioning unit would not be expected to have a negative impact on the amenity of adjoining residential occupiers.

#### Visual Impact

- 5.6 The air conditioning unit, the subject of this application, is located on a rear façade at low level. The visual context is mixed in that it comprises the rear elevations and entrances of commercial units, a service road, and the rear elevation of residential units in Fairfax Place. There are a number of other similar installations and other plant in the immediate vicinity.
- 5.7 Having regard to the above context including an existing similar unit located on the rear of the application premises, and the installation of a previous unit which has now been replaced in the same location, it is not considered that the proposed retention of the new air conditioning unit would harm visual amenity.

## Conclusion

- 5.8 For the above reasons, the proposed retention of the air conditioning unit is considered to be acceptable in planning terms, and to comply with the objectives of the development plan and associated planning guidance with regard to the control of noise nuisance and the protection of visual amenity.

## **6. ACCESS**

- 6.1 The proposal is for the retention of air conditioning plant, and raises no access issues.

**CHRISTOPHER WICKHAM ASSOCIATES**  
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