

Mr Paul Baker
Ambo Architects London
Unit 2 First Floor
17-19 Blackwater Street
London SE22 8SD

Application Ref: **2011/4060/P**
Please ask for: **Jamie Forsman**
Telephone: 020 7974 **2630**

10 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:

**34 Fairfax Road
London NW6 4HA**

Proposal:

Revisions to planning permission granted on 19/4/11 (ref: 2011/0739/P) for "erection of a two storey side extension above a garage that would be incorporated in with the additional habitable space created, installation of windows within the side extension and to the front at ground floor level of what was formerly the garage and erection of a full width single storey extension to the rear to residential dwelling (Class C3)", namely the installation of 2 x air conditioning units and a boiler flue.

Drawing Nos: 438/02, 03,04, 05; 438/10B, 17B; 438/15E 438/11F, 13F, 14F; MXZ-C-VA manufacturer's specifications; Air conditioner noise assessment 34 Fairfax Road;

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the



following approved plans

438/02, 03,04, 05; 438/10B, 17B; 438/15E 438/11F, 13F, 14F; MXZ-C-VA manufacturer's specifications; Air conditioner noise assessment 34 Fairfax Road;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all equipment (or any part of it) is in operation unless the equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining residential properties in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Automatic time clocks shall be fitted to the air conditioning unit model MXZ-2C100VA hereby approved, prior to commencement of the use of the units, to ensure that the equipment does not operate between 01:00hrs and 04:00hrs. The timer equipment shall be properly maintained and retained permanently thereafter.

Reason:- To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, of the London Borough of Camden Local Development Framework Development Policies..

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 make best use of limited land; CS5 manage impact of growth; CS6 quality homes; CS13 higher environmental standards; CS14 promote high quality places and conserve our heritage; CS15 protect open spaces and encourage bio-diversity; CS16 improving Camden's well-being and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 full use of capacity for housing; DP22 sustainable design; DP24 high quality design; DP26 impact on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

4 You are reminded that you need to comply with the conditions attached to the original planning permission including timescales granted on 19/04/2011 (ref 2011/0739/P) which this permission seeks to amend.

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