

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		10/10/2011	
		N/A / attached		Consultation Expiry Date:		12/09/2011	
Officer				Application Number(s)			
Jamie Forsman				2011/4060/P			
Application Address				Drawing Numbers			
34 Fairfax Road London NW6 4HA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:		<p>One letter of objection has been received from the adjoining neighbour at 32 Fairfax Road which raises the following concerns</p> <p><i>“The noise levels from the air conditioning units are expected to exceed the Council’s criteria during night time operation for the resident at 32 Fairfax Road. We request the planning committee takes steps to ensure these criteria are met before granting permission for the scheme to proceed.”</i></p> <p><u>Officer response</u> – Please refer to the planning assessment section within this report</p>					
CAAC/Local groups comments:		The application site is not located within a conservation area.					
Site Description							
The application site is located on the east side of Fairfax Road. The property is an end of terrace two-storey dwelling house with a single-storey garage located to the site. There is a private road between the terrace of houses where the application site is located and Fairfax Road. The building is not listed and is not located within a Conservation Area.							

Relevant History

2011/0739/P - 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). Approved 19/04/2011.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

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)

Development Policies

DP2 (full use of capacity for housing); DP22 (sustainable design); DP24 (high quality design); DP26 (impact on occupiers and neighbours)

Camden Planning Guidance 2011

Assessment

Proposal

The current proposal seeks amendments to the previously approved scheme (planning ref: 2011/0739/P), which gave permission for the erection of a two storey side extension and associated works to incorporate the following:

- the installation of 2 x air conditioning units to the roof level of the main building which seek to serve the first floor attic bedrooms (air conditioner model: MXZ-2C52VA) and ground floor sitting room and kitchen (air conditioner model ref: MXZ-2C100VA).
- Inclusion of an external boiler flue terminal (side elevation of building).

Assessment

The principal considerations material to the determination of the application are

- Design
- The impact upon the amenity of neighbouring occupiers.

Design

Installation of 2 x air conditioning units

The air conditioning units would be situated on the roof of the main building at 34 Fairfax Road approximately 1.5 metres from the rear roof edge. The submitted manufacturer's specification shows the units to have the following dimensions.

- MXZ-2C52VA – 840mm width x 710mm height x 330mm depth
- MXZ-2C100VA – 900mm width x 900mm height x 330mm depth

Set below an existing parapet wall and sited to the rear of the roof to limit there visibility from the street frontage the units are shown to be outside of the sightlines when viewed from key views along Fairfax Road. This would ensure that the air conditioning units will have no significant impact upon the appearance and character of the host building or the wider streetscene. No concerns are raised from a design perspective.

Installation of an external boiler flue terminal

The external boiler flue will be located on the existing side elevation of the host building and will be fitted with a nozzle. It will be almost flush with the side elevation and as a result will not have a noticeable impact upon the buildings appearance.

The impact upon the amenity of adjoining neighbours

Noise impacts associated with the installation of the air conditioning units has been considered and quantified in the submitted noise assessment. Noise measurements were conducted overnight between the hours 18:29 and 8:59 when background noise levels would be anticipated to be lower.

The measurements sought to define pre-existing background noise levels in order to extrapolate the noise impacts of the air conditioners upon the nearest neighbouring noise sensitive receptors at 32 and 36 Fairfax Road (both residential properties). Compliance is achieved by demonstrating that noise emanating from the units will not exceed 5dBA below existing background noise levels at the position of the identified noise sensitive receptors. The report demonstrates compliance with respect to the impact upon 36 Fairfax Road however it fails to meet local authority criterion for night-time operation from the position of the closest noise sensitive receptor at 32 Fairfax Road which is approximately 7 metres away from the proposed units.

In order to overcome the impacts upon 32 Fairfax Road the noise impact assessment recommends an automatic timer be set for one of the units (Model MXZ-5C100VA) which is the significantly louder of the two, in effect prohibiting its night time operation during the quiet part of the night between 01:00 -04:00 hours. It is advised that this will achieve compliance ensuring that noise levels would fall by 5dBA below background. The applicant has confirmed that they are agreeable to such a solution as this unit serves the ground floor sitting room and kitchen which would not be in use during these hours.

It is considered that conditions can effectively mitigate any adverse effects upon neighbouring residents ensuring that noise emanating from the air conditioners remains within acceptable limits.

The proposal is not considered to result in any adverse impacts upon neighbour amenity in respect of access to sunlight/daylight, outlook and privacy.

Conclusion

The proposal is considered to be acceptable in planning terms subject to the imposition of conditions to control noise emanating from the proposed air conditioning units. An informative advising the applicant that the conditions imposed under the previous application (ref: 2011//0739/P) remain applicable is also considered appropriate.

Recommendation: Grant planning permission subject to conditions

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th October 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>