

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		24.10.07	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2007/2532/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
79 - 81 Hampstead High Street London NW3 1QL				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of 3 air conditioning units at first floor level to the rear elevation of the existing Post Office.							
<b>Recommendation(s):</b>		Grant permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		-					
<b>CAAC/Local groups* comments:</b> *Please Specify		Hampstead CAAC comment- no information on ambient noise levels thus concern that installation will prove nuisance to neighbours (Officer comment- application was supported by an acoustic report)					

### Site Description

2 storey postwar Post Office building on south side of High Street with side yard and full depth ground floor rear extension.

### Relevant History

None

### Relevant policies

S1/2; SD6,7,8; B1,3,7

### Assessment

Proposal involves installation of 3 air-conditioning condenser units on the rear wall of the raised ground floor and above the flat roof of the lower rear extension which accommodates rooflights. These units will be the standard small white variety and placed between the windows serving the ground floor hall. The plan has been revised to comply with acoustic report's recommendations by placing them 10m further west away from residential windows of no.82 to the east.

The scheme as revised is acceptable in amenity terms as the acoustic report states that, providing they are placed 10m away to the west, they will comply with the Council noise standards of 5dBa below background noise levels as measured 1m outside the rear west-facing windows of the 2nd floor flat of no.82.

The scheme is acceptable in design terms as the units are invisible from any location, being hidden behind a high boundary wall on all sides of the rear of the Post Office; it will have no impact on the appearance of the property nor the conservation area.

Approve subject to standard noise condition.