

Planning Statement

Site: 51 Fairfax Road NW6 4EN

Proposal: Submission of acoustic report to comply with planning condition No.11 of planning permission granted 5th April 2016, planning reference 2015/3916/P.

Condition 11 states as follows:

“Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”

Relevant History

Submission of details to discharge conditions 5, 9, 10, 11 & 13, were approved 8th May 2017 (planning reference: 2017/1755/P). The permission includes the partial discharge of condition 11 which is subject of this application.

Submission

The first part of the planning condition has been discharged (see above). This application seeks to comply with the second part of condition 11 which stipulates that; *“A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”*

An Acoustic Commissioning Report was prepared (Report 12150-AC-01) on 30 June 2017. This report forms part of the submission to discharge the planning condition.

The report concluded that; “measurements and calculations show that noise emissions from the condenser meet the requirements of the Local Authority provided the operation duty is not exceeded.”

The details submitted meet all the criteria set out in the planning condition and the plant equipment only operates at “operation duty” level as recommended in the report.