

LDC (Retention) Report		Application number	2017/2717/P
Officer		Expiry date	
Nora-Andreea Constantinescu		04/08/2017	
Application Address		Authorised Officer Signature	
Unit 15 Burmarsh Workshops Marsden Street London NW5 3JA			
Conservation Area		Article 4	
N/A		N/A	
Proposal			
Installation of 2no. extractor fans XPELAIR WX12, size of 434x434mm, noise level 48/54 db(A) at 3m distance, electrical power rating 85 W, to building (sui generis).			
Recommendation:		Certificate of Lawfulness (Retention) Granted	

Assessment:

A certificate of lawfulness is sought to establish whether the installation of 2no. extractor fans with a size of 434x434mm on a unit part of Burmarsh Workshops, would be lawful.

The Burnmarsh Workshops (including the application site) are accessed from Marsden Street via an access road which routes below ground, access from the carpark, and from the rear can be accessed from the a wide pedestrian walkway which extends towards Saint Silas Church. The application sits underneath the amenity area for residents at Burmarsh Estate which includes a playground, surrounded by high railins.

To the rear, the premises appear half height sunken into the ground, with windows and door facing the walkway covered by metal grilles.

The proposal would include 2no. extractor fans, along the rear elevation of the unit. The extractors have a modest size and would be covered by metal gillls as per existing windows and doors. Due to the extractor's type, way of installation and appearance, the proposal would be considered de minimis in this instance. It would not be considered to constitute development that requires planning permssion.

In relation to the impact on the amenity of the neighbouring occupiers, the nearest noise sensitive residential receptors most likley to be impacted are at the rear of the site and to the east, some 30m away i.e within the Burmarsh Estate. The noise climate at the Burmarsh Estate comprises road traffic nose and general street noise. Due to the extractors, size and power it is considered that they wold not cause noise and vibration annoyance to the neighbours.

Based on the information provided by the applicant, it is considered that the proposal

would be considered de minimis and therefore not constitute development that requires planning permission.

Recommendation: Issue Certificate of Lawfulness.