

CONSULTATION SUMMARY

Case reference number(s)

2022/2057/P

Case Officer:

Fast Track JL

Application Address:

7 Minster Road
London
NW2 3SD

Proposal(s)

Installation of air condensers within an acoustic enclosure, roof hatch, and guard rails all at roof level.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations (Officer response(s) in italics)	<p>One objection has been received from the occupier on No. 9 Minster Road. The objections are on the following grounds (<i>Case officer's response below each point in italics</i>):</p> <ul style="list-style-type: none">Harm to outlook from roof level windows at no. 9 which face onto the proposed location of the A/C units;The proposals will be an eye sore harming the visual amenity of the area; <p><u><i>Case officer's response:</i></u> <i>The bulk of the enclosure has been reduced during the course of the application by removing the enclosed access staircase replacing it with a hatch. Whilst the acoustic enclosure would be visible from the windows at roof level at no. 9 which face the application site, its low height and bulk mean it would not harm</i></p>					

outlook or daylight. The reductions in overall height ensure the proposals would not harm the visual amenity of the street scene.

- Noise impact to No. 9 due to the proximity of the units;
- The noise impact assessment is insufficient: it notes the nearest noise sensitive receptor as no. 5 Minster Road when no. 9 is closer; the background noise survey should have been carried out over a longer time period; insufficient detail on noise mitigation from the acoustic enclosure;
- The units should not be permitted to be in use at weekends and should be fitted with automatic timers;

Case officer's response: The noise report has been prepared by appropriate qualified persons and is in accordance with our policy and guidance. The closest noise sensitive receptors are the rooflights at no. 5. The Council's Environmental Health Officer is satisfied that with conditions the proposal would not adversely impact neighbour amenity. Given the noise levels are acceptable, it would not be reasonable to restrict times and hours of use.

- The proposal is not sustainable and the school should consider more environmentally sustainable measures;

Case officer's response: The provision of mechanical/electrical equipment to provide air-conditioning is not generally acceptable. The applicant has provided an assessment of the proposals against the cooling hierarchy. In this instance, considering the constraints of the existing Victorian building, the use of the building for young children and associated safety concerns relating to natural, passive ventilation methods the proposal is acceptable in terms of climate change.

- Neighbours were not consulted about the proposals as alleged in the submission;

Case officer's response: There is no statutory duty for the applicant to consult neighbours prior to submission. In respect of the application the consultation has been carried out by the Council in line with the [Statement of Community Involvement 2016](#).

- Noise and disturbance during construction;

Case officer's response: The minor nature of the works means there would not be on going noise and disturbance during construction and a Construction Management Plan is therefore not warranted. The permission would include an informative advising noisy works shall

not be carried out outside of the hours of 8.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays, in accordance with the Control of Pollution Act 1974.

- The units should be located in the garden.

Case officer's response: *The application includes an analysis of potential sites for the units. Given the nature of the use it is agreed that the roof is the most appropriate location in this particular instance.*

Recommendation:- Grant conditional permission.