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Regeneration and Planning  
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Dear Sir/Madam,

**40 HILLWAY, LONDON, N6 6HH**

**RETROSPECTIVE PLANNING APPLICATION FOR THE INSTALLATION OF A/C UNITS & ACOUSTIC ENCLOSURE (RESUBMISSION WITH OVERHEATING ASSESSMENT ADDED)**

On behalf of our client and homeowner Mr Tony Bandak, please find enclosed a full planning application for the installation of 3 No. external air conditioning units with an associated acoustic enclosure, in relation to the above site.

This application has been resubmitted with the addition of a overheating assessment. The proposal remains as submitted in December 2022.

**Application Documents**

The application will be submitted on the planning portal and comprises the following documents:

- Application form;
- Location plan (prepared by HUT Architects);
- Existing and proposed drawings (prepared by HUT Architects);
- Design and Access Statement (prepared by HUT Architects);
- Planning and heritage letter (this document, Prepared by Savills);
- Noise Impact Assessment (Prepared by Clement Acoustics);
- A/C Specification Sheet;
- AC Design and Technical Manual (split into two parts);
- Photograph of the Existing AC Units;
- Energy and Overheating Assessment (EAL Consult).

The proposals include the provision of 3 air conditioning units which are located within a purpose-built acoustic enclosure. The enclosure is located on the flat roof on the existing single-storey rear extension (east), set away from the neighbouring properties No.42 and 38 Hillway.

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Given that the air conditioning units are located within an enclosure, there will not be a negative impact upon the external appearance of the building or the Holly Lodge Conservation Area that the site forms part of.

Details of noise generated from the enclosure have been provided within this planning application. It is anticipated that there will not be any detrimental impact upon nearby residential properties, given the low noise frequency from the condensers, the acoustic enclosure and the staggered nature of neighbouring dwelling increasing the distance from the units.

The energy and overheating provided outlines an overall commitment to reducing energy consumption under occupancy through the adoption of a 'Fabric First' principle, which will seek enhanced insulation standards and improved heating and lighting efficiencies in comparison to the standard requirements of Approved Document Part L 2013. The report also demonstrates that the dwelling, by incorporating the measures above, can achieve an average carbon emission reduction of 38.7% which is no greater with the addition of active cooling (AC units). Table 3 found of page 4 of the assessment is included below.

**Table 3. Carbon Dioxide Savings from each stage of the Energy Hierarchy**

	With Active cooling		Without Active cooling	
	Regulated Carbon dioxide savings ( Tonnes CO <sub>2</sub> )	% Improvement	Regulated Carbon dioxide savings ( Tonnes CO <sub>2</sub> )	% Improvement
<b>Savings from energy efficiency measures</b>	4.35	<b>38.7%</b>	4.35	<b>38.7%</b>

Therefore, it can be concluded that the use of active cooling does not lead to the increase of carbon emissions. The reported improvements, which exceed Part L requirements, are also deemed to be at the limit of financial viability for this minor development. Further details can be viewed within this detailed document.

We trust that the enclosed is in order and look forward to receiving acknowledgement that the application has been formally registered and validated.

Please feel free to contact myself, or my colleague Simon Wallis ([SWallis@savills.com](mailto:SWallis@savills.com)) if you have any queries or would like to discuss.

Yours faithfully

Saffron Frost  
Senior Planner