

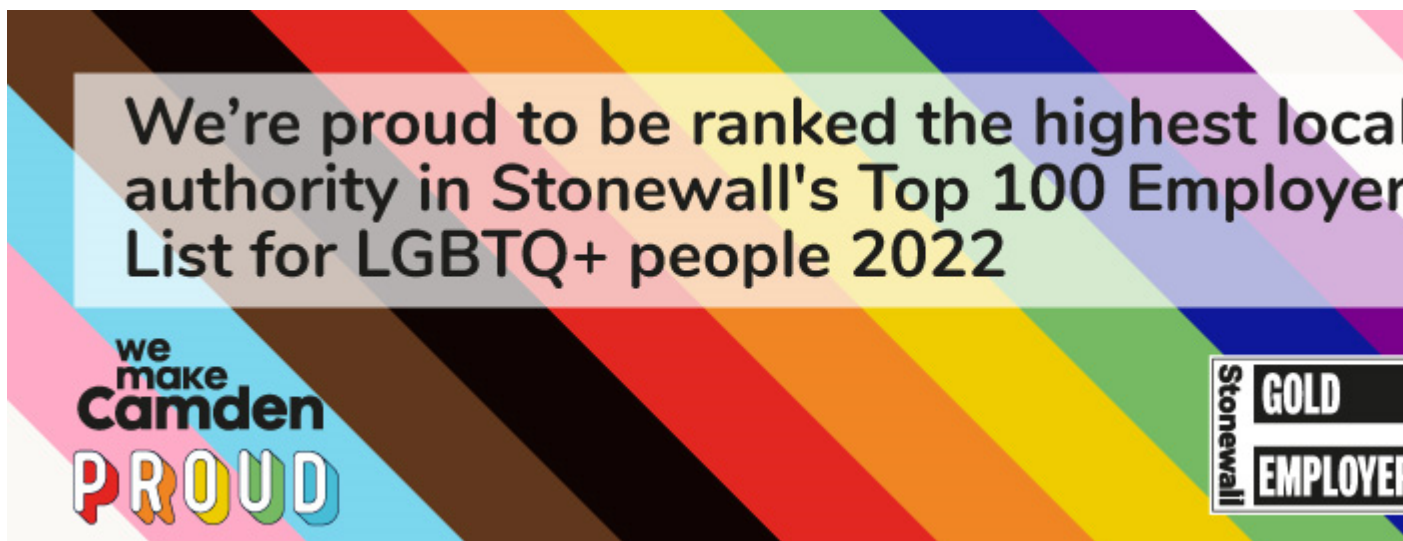
From: Ewan Campbell
Sent: 08 December 2023 13:01
To: Planning
Subject: FW: Utopia Village planning application 2023/4757/P

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Subject: Utopia Village planning application 2023/4757/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Mr Campbell,

, where my garden directly abuts Utopia Village, and I am writing to express my absolute horror at the proposed development.

I cannot imagine how anyone would think it reasonable to install heavy industrial machinery in the middle of a quiet residential area. Clearly even the developers know this, which is why they've made such a hash of their proposal. They claim our gardens are all 6m from the proposed engine room, when in fact they are less than 5m, and nor have they included any consideration of what the noise would be like in our garden areas. As for the noise levels in our homes, even they admit it would be over 103db, which is equivalent to a high speed train running constantly at the end of our gardens. But I take even this estimate with a huge pinch of salt, given that the alleged experts advising Utopia Village are a commercial firm with interests in the project and are not, as a business or in respect of individuals, qualified or registered as experts. Taking their claims as the gospel truth is as absurd as taking an advertiser's promises as scientific evidence.

Nowhere in the plans do they specify exactly how Utopia Village will mitigate the noise. They suggest knocking down the current brick structure at the end of Utopia Village and rebuilding a giant black windowless building to house the engine room. First, this in no way guarantees that the noise will be muffled. And second, I cannot believe Camden Council would allow a giant black structure to be erected in the conservation area like this. If any of us even want to repair our garden walls we have to prove we will use the same type of bricks as before. But on just the other side of those walls, a developer can needlessly knock down a brick building and put up a giant black box?

The developer says that the proposals have been designed to balance the needs of the applicant to not lose too much lettable space against protection of neighbouring residents. This is not a balancing exercise – if the applicant needs to lose internal space to ensure residents are properly protected then that is his bad luck. Residents should not have to suffer - and certainly not have to suffer constant industrial noise - so as to maximise Utopia Village's letting space! If Utopia Village actually needs an industrial engine room, it should build it in the middle of its huge complex. thereby minimising the noise for neighbours.

Primrose Hill is one of the most beautiful neighbourhoods in the world. There is a reason movie and TV crews film here, and tourists come to visit. I have never lived in an area with such a happy and close community feel. But if the council allows this development to happen, that will all be destroyed. The area's natural beauty will be irrevocably marred and the constant noise will have a seriously detrimental effect on residents' mental health. Camden council would be shattering the jewel in its crown. And residents will never forget who allowed this to happen.

Yours,
Hadley Freeman

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