
From: Barry Dargan [REDACTED]
Sent: 19 December 2023 20:10
To: Planning
Subject: reference 2023/4757/P Utopia Village

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In light of my own experience working with Camden to develop within a Conservation Area, I am writing to object in the strongest terms to the proposed plant rooms in Utopia Village.

The Conservation Area is protected by Policy D2 Heritage ie changes must preserve or enhance the character and appearance of the Area. Knowing how seriously the Council takes its responsibilities, I am astonished at the proposed plant rooms which are totally out of context amongst some of Camden's most beautiful roads and houses, which, whilst non-listed, must surely be classed as heritage assets. The plans appear to show an increase in the size of the built space and specific changes to the roof shape and size to accommodate louvres, neither of which is normally acceptable.

I am at a loss to understand how the developer can claim to be in compliance with 6.88 of the local plan, which says that noise-generating machinery must be placed away from noise-sensitive uses, such as houses before proposing mitigation. Here, the 100 decibel plus machinery is placed at the edge of the site (although it is obviously large enough to house plant more centrally) and then mitigation is proposed.

Why is such heat generation required on this site? I can find no Energy Statement. What was the heating requirement of the site in recent times and how does this compare to the proposed capacity? Much is made of the efficiency of the new equipment but what about its capacity? What does the applicant need this heat for? And is it in line with Camden policy to produce so much heat, whether or not more efficiently?

Furthermore, my experience of acoustic insulation, is that the proposed level of attenuation is not realistic in such a small space. I have never seen a similar proposal for attenuation, or indeed for this kind of equipment in the middle of a residential neighbourhood, directly touching neighbouring houses. Is the developer able to show other examples of such plant, and attenuation, elsewhere in the Borough?

I also cannot understand the applicant's noise assessment report, which takes no account of the rights of residents to enjoy the 'amenity' of their gardens during daytime hours. I could not find any detailed drawings or plans of the plant rooms amongst the documents online.

Were these plans consulted on? Reference is made to a consultation but I could find no evidence that these specific plans were consulted on. I cannot believe a proposal such as this could have emerged from a full and proper consultation with those potentially affected by them, or indeed with the council itself.

I strongly urge you to refuse this application.

Sent from my iPhone