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**From:** Alex Amsel [REDACTED]  
**Sent:** 21 December 2023 17:20  
**To:** Planning  
**Subject:** Objection to PA 2023/4757/P Utopia Village

[REDACTED]

To whom it may concern,

I'd like to express my concern over application 2023/4757/P by Utopia Village. I'm owner & resident at 6A Chalcot Road, immediately adjacent to the entrance to Utopia Village and also adjacent to plans for the new plant room.

In summary, my main objections are:

- Noise, especially low frequency hum risk
- Vibration risk
- Damage to the conservation area

If the plan were to go ahead it's extremely likely local residents would pay the cost, both financially and in terms of mental and environmental health - all to increase the profits of the developer.

Please note that even their own noise report and other documentation does not take into any consideration 6,6A or our neighbours even though we are right across from the huge air inlet for the proposed build, immediately behind much of the main proposals, and adjacent to the entrance gate. This is a bizarre 'omission' to even the least cynical of eyes.

Overall, the submission takes little or no consideration for local residents, offering nothing but permanent noise from machinery, more through flow of people and noise outside, and business traffic/parking issues. There has been no genuine consultation with those living in the neighbourhood and the whole process has been cynical in the extreme, already causing significant costs and anxiety for all of us. Some of us have already incurred 3 or 4 figure costs to get urgent noise reports, reviews and surveys done, delay works, and so on.

There is absolutely no reason for building the plant room proposed in the location they have suggested other than to externalise the costs, as they themselves effectively admit in their proposal. A completely different localised at use approach could address any heating requirements in an energy efficient way. Their suggested reasons for such immense needs simply aren't suitable for a residential area, and at the very least should have been proposed centralised to the site anyway.

Additionally, the so called noise assessment report is not worth the 'sales' paper it's written on, and local residents have separately supplied independent reports on the numerous serious errors contained within it, not least it's lack of consideration for our own property, local gardens, and inaccuracies.

With regard to local policies, I believe this should be rejected based on:

- The Camden Local Plan Policy A1, A4, 6.85, 6.88, 6.89, 6.91, 6.92

- National Planning Policy Framework - "Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.", paragraphs 199-200 re: heritage assets

- London Plan Policy D14

- Camden Plan Policy D2 Heritage

As such, I trust the aforementioned planning application will be denied.

Regards

Alex Amsel  
6A Chalcot Road