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**From:** Joseph Thornton [REDACTED]  
**Sent:** 01 January 2024 21:54  
**To:** Planning  
**Subject:** Objection to Planning Application 2023/4757/P Utopia Village

Hi,

I'm a resident at 50 Spencer Rise, NW5 1AP and want to object to Planning Application 2023/4757/P - Utopia Village for the reasons below:

1. The developer has applied to build plant rooms housing industrial equipment directly at the end of the properties of Chalcot Road and Egbert St. without any consultation with residents or councillors. The plans appeared for the first time in a planning application lodged less than a month before Christmas. Three direct requests for withdrawal of the application and proper consultation by local Councillors have been refused.
2. Section 6.88 of the Camden Local Plan is clear that “development proposals should... design out noise prior to proposing mitigation. The effect of noise and vibration can be minimised by separating uses sensitive to noise and vibration from sources that generate them.” The owner of Utopia Village has repeatedly refused to house noisy industrial equipment in the centre of their site, always pushing it to the edges where the loss of amenity is pushed out to neighbouring residents. The owner openly accepts that this is because they wish to maximise their own lettable office space i.e. profits.
3. The developer’s Noise Assessment Report, which was prepared by a company that sells equipment and which is not a member of the Acoustic and Noise Consultants trade body, has been heavily criticised by independent, qualified experts, who have highlighted numerous examples of errors, omissions and miscalculations, as well as failures to consider or comply with Camden Policy. The document is so thin on detail that it has been described as essentially “un-auditable”. Significantly, the developer has failed to consider noise levels in gardens at all, directly contrary to Appendix 3 of the Camden Local Plan. An independent expert has estimated that noise levels in the garden would be more than 20 times those at the windows, even assuming the developer’s proposed attenuation were possible, about which there is considerable scepticism.
4. In order to attenuate the deafening noise of heavy industrial machinery, the developer proposes demolishing the existing building and replacing it with a black-clad, windowless box, which is completely out of character with the surrounding, largely Victorian era houses. Policy D1 Design of the Local Plan states that: “The Council will require that development (a) respects local context or character... [and] (f) integrates well with the surrounding streets and open spaces... and contributes positively to the street frontage... [as well as] (j) preserves gardens and other open space.” The proposed building would clearly not, especially in the context of the Primrose Hill Conservation area, which Policy D2 Heritage is designed to protect. The character and appearance of Utopia Village and the Conservation Area will be enormously altered in a way completely unsympathetic to any other neighbouring structures. Worryingly, if permitted, it will set a precedent for other similar demolition and development elsewhere in the Conservation Area, in direct opposition to the purpose of Primrose Hill holding the Conservation Area designation.

Best regards,  
Joe