
From: Ewan Campbell
Sent: 30 April 2024 18:21
To: Planning
Subject: FW: Objection to proposed Plant Room within amended application 2023/4757/P.

Importance: High

[REDACTED]

[REDACTED]

[REDACTED]

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5 Pancras Square
London N1C 4AG



From: [REDACTED]
Sent: 30 April 2024 12:38
To: Ewan Campbell <Ewan.Campbell@camden.gov.uk>
Subject: Objection to proposed Plant Room within amended application 2023/4757/P.
Importance: High

[REDACTED]

Dear Mr Campbell

I am writing to most strongly object to the proposed Plant Room within amended application 2023/4757/P.

I live at 9 Chalcot Road, NW1 8LH. My home and garden back directly onto interchange Utopia, 7 Chalcot Road, the site for the proposed plant room.

The proposal fails against Policy in multiple areas -

Policy A4 Noise and Vibration

6.88 “The aim within development proposals should be to design out noise prior to proposing mitigation”.

6.88 “The effect of noise and vibration can be minimised by separating uses sensitive to noise and vibration from sources that generate them”

6.91: “Noise-generating uses and fixed machinery will likely have a greater impact on amenity where the background noise level is lower or in areas where noise sensitive uses such as residential developments co-exist with other uses.”

Utopia proposes three 85 dB heat pumps in a small building on the edge of their site, adjoining neighbouring properties rather than (1) operate with a lower thermal load; (2) use less noisy equipment or (3) place it centrally in its site so that any loss of amenity is confined to the site itself

Appendix 3 Table C: The application fails to consider garden amenity during daytime hours even though many gardens adjoin the plant room and the closest looks to be less than 2 metres from the inlet. It also erroneously states the closest receptor to the inlet at night would be the upper storeys of 8 Chalcot Road when my lower ground floor bedroom is much closer, at most 7 metres from the inlet.

Policy CC2 Climate Change

8.39 “The council will discourage the use of air conditioning and excessive mechanical plant”

There is no proof that Utopia’s energy needs are not “excessive”. They are certainly very high for a co-working space.

8.42, 8.43 “Active cooling will only be permitted where dynamic thermal modelling demonstrates that there is a clear need for it”

Utopia’s thermal load for cooling is stated as 415KW. This is very high. No explanation is provided.

8.39: “air conditioning and plant equipment expel heat from a building making the local micro-climate hotter”

The micro-climate is a highly enclosed neighbourhood of high-backed Victorian houses. It is already being seriously affected by climate change.

Additionally, the drawings provided by the applicant are incomplete and do not allow me to assess fully its plans. For example, no inlet/outlet louvre is shown, so I do not know exactly where they are. The shape, size and form of them is also not drawn. I therefore cannot assess the heritage Impact in line with Policy D2 or their potential effect on my own amenity. I can find no detailed drawings of the plant room. None of the drawings include measurements.

These multiple failings against Policy would cause unacceptable harm through loss of amenity to me and my neighbours. There is also insufficient detail of critical design features to allow us to make complete assessment of the plans.

Planning permission should be refused.

Interchange Utopia is described online as a co-working space for creative entrepreneurs.

My question to you is why does a co-working space for creative entrepreneurs need this plant room?

By agreeing to this change of use will change the ambiance of the neighbourhood, creating unbearable noise and disturbance to myself and other neighbours whose homes and gardens are in close proximity to the proposed plant room.

The business facility and residential properties have co-existed companionably for decades. As a successful creative entrepreneur myself, I can see no commercial, social or moral justification for this change of use from a quiet co-working space to a power plant for what purpose?

By approving this planning application, you will make my life very stressful, I will no longer be able to enjoy a quiet neighbourhood, I will no longer be able to sit in my home and relax quietly, practice my mental health well-being activities of meditation or be able to sit outside in my garden. [REDACTED] and never thought anything like this would be approved by Camden Council to affect its resident's well-being so adversely.

Please kindly confirm safe receipt of this objection.

Warm Regards
Fiona Hudson-Kelly

[REDACTED]
www.FionaHudsonKelly.com