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**From:** Michael Mulvey [REDACTED]  
**Sent:** 01 May 2024 20:11  
**To:** Planning  
**Subject:** Application No 2023/4757/P - Utopia Village

Dear Edward Campbell and Colleagues,

Following my communication of December last to similar effect, I write again as owner of the Garden Flat and Free-holder of the property at **6 Chalcot Road, NW1** to say that the above application remains unacceptable. I accordingly request that planning permission be refused.

My own back garden is located at no more than 5 metres from the front wall of the proposed plant room, and, as independent experts have already emphasized, noise reverberation in such a confined space is likely to constitute a constant and significant diminishment to the garden amenities of myself and neighbouring residents. I am fearful that in these circumstances noise attenuation measures alone will prove grossly inadequate. The plant-room, more especially the noise it will be generating, needs to be revisited and not merely relegated to the periphery of the Utopia site for neighbouring residents to put up with.

In this connection, lest it be thought that my fears are merely imagined, I would refer you to the following comments by a fellow resident which indicate precisely where and how the revised application fails to meet existing statutory standards:

***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.*

**I accordingly reiterate my request that planning permission for this application be refused.**

I remain, yours sincerely,

Michael MULVEY