

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1218/P	A N Greatorax	Flat 1 15A Shorts Gardens London WC2H 9AT	10/04/2025 22:16:17	OBJ	<p>I write in relation to planning application 2025/1218/P - 15 Shorts Gardens.</p> <p>I am a resident of 15a Shorts Gardens. I live in a flat in the building, the rear of which has two bedrooms which both overlook the void space which is the subject of this application.</p> <p>At present I am able to enjoy quiet nights with little or no noise emanating from the void space. I believe that this application will be detrimental to my peace at the property.</p> <p>I would like to express my objection to the planning application. I make the following observations in relation to my objection:</p> <ol style="list-style-type: none"> 1. The access hatch introduces a security risk to the flats which can be accessed through the windows facing the void. No consideration has been given to this in the proposal. 2. The ASHP, condenser unit, extraction duct and air intake all introduce new noise into the void. At present there is only an extraction fan which vents well above the flat windows. I recognise that an Environmental Noise Survey has been undertaken, however I believe the conclusions are flawed. The report states that the background noise is db50. When the measured night time level was in fact a maximum of db47. As such the requirement for new equipment to be db10 below the current background level introduces a maximum level of db37 for the proposed installation, not db40 which is the assessed level for the equipment proposed in the scheme. The scheme should satisfy the requirement to introduce no more than db37 new noise levels. 3. No provision has been made to measure the sound level after the installation. Although the equipment manufacturers specifications have been used in the assessment, it is likely that the actual performance will fall short of this. If the installation goes ahead, there should be a requirement to commission another survey afterwards to ensure that the new equipment has introduced noise at a level of db37 or lower. If this is found not to be the case, remedial action should be required. 4. The new roof windows are higher than the existing ones and will project more sound from the property below due to the removal of the partition wall in the unit below. There should be no need for a roof window with the ASHP. Indeed, it would be highly uneconomical to run the ASHP and open the window. I do not believe that a roof window should be allowed in the new flat roof. 5. The current roof level in the void is below the level of the windows in the flats which overlook the void (one of which is a full length door/window). The proposal raises the level of the observable roof and equipment and will be more visible and unsightly when viewed from the flat windows. The ASHP could be situated on the top of the main building roof rather than on a new flat roof in the void, and pipes carry the cooled air down the void to the unit below. There is no reason why a new roof needs to be created to carry the equipment. 6. No mention has been made of or provision made for the works required to fit the new roof and equipment. There will be considerable noise, dust and disruption for residents. Requirements should be introduced to minimise disruption, and avoid work before 9am and at the weekends.

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					<p>7. There has been little mention of odour, dust and fumes in the design documents for the proposal. Odour is briefly mentioned in the Design and Access Statement, but not to my satisfaction. The planing rules require appropriate consideration of these factors and I believe there will be an increase in these environmental factors as a result of the proposal. A full survey of these other factors, of a similar nature to the Environmental Noise Survey, should be undertaken for the consideration of the planning committee.</p> <p>I urge you to reject this proposal for the peace and enjoyment of the tenants of the flats at 15a Shorts Gardens</p>
