

[REDACTED]

**Subject:** Planning Application Objection 2014/7108/P The Athenaeum,  
Vale of Health

Dear Ms Chagger,

Planning Application 2014/7108/P The Athenaeum, Vale of Health

I wish to object to planning application 2014/7108/P (Installation of an air conditioner condenser on the balcony). I live in the Vale of Health close to the Athenaeum in a house whose only outdoor space is a terrace close to the balcony in question.

1. NOISE

I live in the Vale of Health close to the Athenaeum in a house whose only outdoor space is a terrace close to the balcony in question. This is a peaceful location in a conservation area overlooking the pond and the heath - the reason most residents choose to live here is because it is a particularly quiet and secluded location. The application appears not to include any information on the noise levels of the unit or the likely times of day and hours it will be running, but from past experience it is likely to be intrusively noisy and run in summer when other residents are attempting to peacefully enjoy their own outdoor spaces.

2. VISUAL INTRUSION

Although The Athenaeum is itself not a particularly lovely building, it does reside in a particularly sensitive location on the edge of the heath and within a conservation area. Allowing such units outside the property would damage the visual aspect of the area and set an unfortunate precedent for further future harm.

As close neighbours we ought to have been consulted on this application, along with the other close neighbours in 7-12 Heath Villas. The timing was also inappropriate, with the consultation beginning just before Christmas and ending on New Year's Day when many people are busy or away; this has also been the case with previous applications on the nearby contentious Garden House development, so it's clearly not accidental.

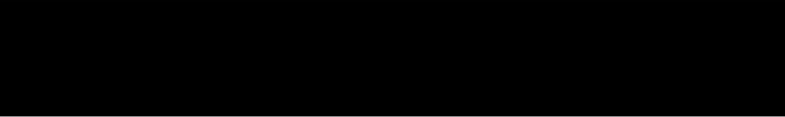
I request that you lengthen the consultation period and consult all close neighbours, and commission an **independent** noise report (which Camden is entitled to do at the applicant's expense) to inform the process, and make this available to consultees.

Yours,

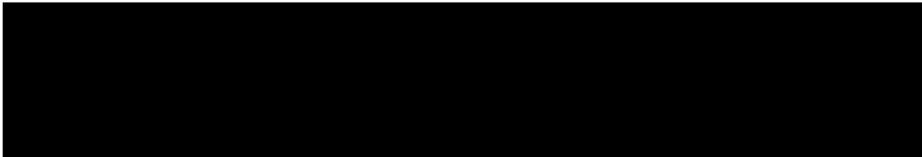
Alice Adams

8 Heath Villas | Vale of Health | London NW3 1AW

[REDACTED]



**Subject:** Fwd: planning application 2014/7108/P  
**Attachments:** air conditioning unit scan.pdf



Dear Ms Chagger

This email is in connection with planning application 2014/7108/P and is further to my previous emails. Since I have not heard from you in relation to my request for an extension I am putting in my objection today but would wish to reserve my right to deal further with the noise report in due course.

I am a director of the Athenaeum Hall Residents Association Ltd which owns the freehold of Athenaeum Hall. Each of the 4 flats is held under long Leases. I own Flat 1. Each flat owner holds 25% of the shares in the company. Lizaveta Hilman and Liubu Hilman purchased flat 2 in June 2014. I have never seen these ladies and all my dealings have been with their brother Pavel Hilman. In September 2014 extensive renovations were commenced to the flat involving weeks of noisy drilling. Tom Frost, the owner of Flat 3 and I who were principally involved endeavoured to be as co-operative as possible. Although Flat 2 is a small flat, less than 1000 sq feet, the renovations are still ongoing and far from complete. We face yet more noise and drilling.

Although there has been, or appeared to have been, good communication between us and the project manager, the only reference to air conditioning was a passing remark in which I was assured there would be no outside unit. There was a site meeting in December attended by Tom Frost, Mr. Hilman, the project manager and myself in relation to another matter at which no mention was made of the air conditioning or this application.

The first I heard of the application was an email message from a neighbour who had received notification under your planning alert scheme. Although I have subscribed I received no alert. It was only thereafter that the architect sent me details of the application from which I learnt that noise levels appeared to have been monitored on 24th October. The architect's report which appends a noise report contains a blanket disclaimer. I, as the person who manages the freehold company, was not notified in advance of the report that was being commissioned. In this age where transparency / joint experts reports are encouraged I find this surprising.

As I have said previously it has not yet been possible to consider whether we should obtain our own report in view of the time constraints and public holidays (I note the applicant's architects were closed from before Christmas and are not re-opening until 5.1.15) However I do have some preliminary comments. I attach to this email the architect's drawing of the proposed unit and also drawings of the proposed condenser unit (Daikin outdoor unit E7V3B) taken from the manufacturer's online material. Turning first to the architect's drawing I do not know how or when this was compiled but it is misleading in part and plain wrong in others.

You will note that the balcony of flat 3 appears to have railings. Those railing were replaced by glass some 2 years ago. Equally the applicants are in the process of replacing their railings with clear glass. The unit which is shown on the manufacturer's drawings is large (over 900mm by 770mm) and ugly. No attempt was made to give a clear picture of what it will look like in situ. It will be highly visible from the Heath. All this casts doubt on the overall fairness of the report. In this connection I have seen the objection sent by Alice Adams in which she suggests that Camden should use its power to commission an independent report at the applicant's expense and this seem to me to be a fair way of dealing with the matter.

Turning to the noise issue I have been to numerous hotels with air conditioning units and the noise is invariably intrusive and annoying. It may well be why the applicants decided not to have an internal unit as they could have done. The rear of Athenaeum Hall and surrounding buildings are in an area not only of great natural beauty but of great tranquility. One of the joys of living there is that when one opens one's windows or sits on the balcony or in the garden one hears nothing but birdsong. The 'drone' of the condenser unit will destroy that. Moreover since the unit will presumably emit heat, Flats 3 and 4 will suffer from that.

In conclusion I would say that the proposed unit is unsuitable in a conservation area and also in a small residential block such as Athenacum Hall. If planning permission was granted it could also lead to a proliferation of unsightly and noisy units.

Dr Al Kabani who manages Flat 4 joins me in making this objection. Since I have not been able to show Tom Frost this email in advance I will forward it to him and let him contact you.

Please let me know if you require any further information. If Camden inspect the site could I please be notified in advance.

Yours sincerely

Ellen Solomons

Yours sincerely

**NOTES:**  
 This drawing is issued for information only.  
 All dimensions to be checked on the site for  
 discrepancies to be noted with the drawing  
 issued for circulation.  
 Dimensions are not to be varied from those shown  
 in the drawing.  
 The information shown on this drawing is subject to  
 change without notice.  
 No building work is to be carried out on the basis of  
 this drawing without the written consent of Artec  
 Building Solutions.



1 Rear Elevation  
 Scale: 1:100

2 Side Elevation  
 Scale: 1:100

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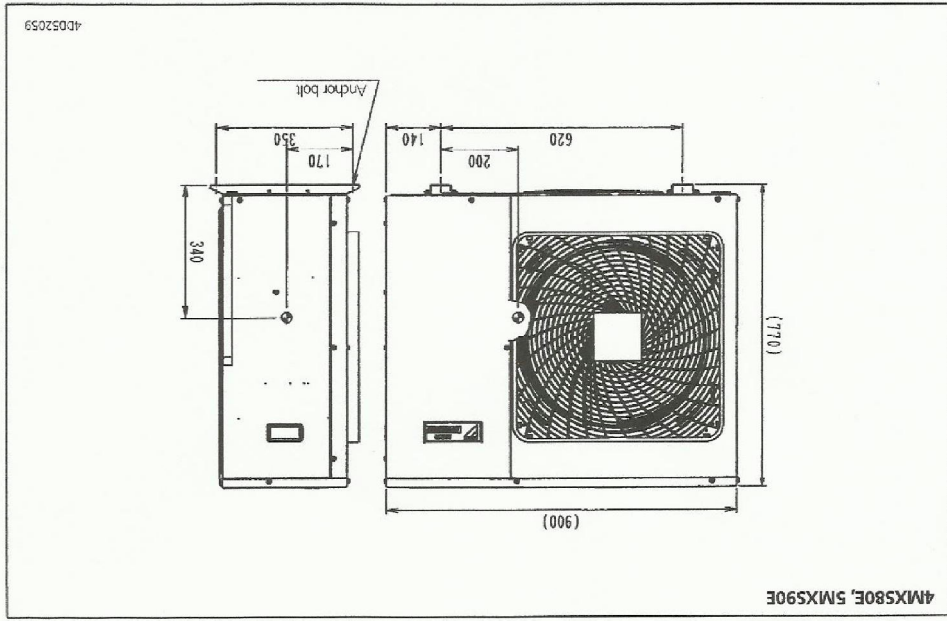
Flat 2 Athenaeum Hall

PROPOSED  
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## 6 Dimensional drawing & centre of gravity

6 - 2 Centre of gravity



### 6 Dimensional drawing & centre of gravity

6 - 1 Dimensional drawing

