

*38A Gayton Road
London
NW3 1UB*

4th May 2016

Re: Planning Application 2016/0552P - (23 Gayton Cresecent, London NW3 1UB)

Dear Mr Yeung,

Having carefully considered the response by the acoustic engineer to the objections that we raised in connection with the above planning application we remain unconvinced that permission should be granted. We ask you to consider the following points (numbered to tally with those of the acoustic engineer's response and our original objection).

1. We now understand how the acoustic engineer got the distance to the nearest affected façade wrong. He has clearly not viewed the properties and has misunderstood the plan he has been working from. We attach a plan that has been prepared by a chartered structural engineer that shows the correct location of the façade. It is not at the end of the boundary wall, as assumed by the acoustic engineer. As can be seen from the plan we attach the distance to the nearest noise-sensitive façade is under 11m. Moreover it is worth noting that the boundary wall does not rise the full 3m height of the ground floor but only 2m, so that the acoustic engineers assumption that the first floor is the nearest affected façade is a further miscalculation.
2. We welcome the admission of error by the acoustic engineer but being unfamiliar with the ins and outs of converting dB to dBA or whether, indeed, this is the correct measurement to use, we request that you scrutinise the figures supplied by the acoustic engineer with care, particularly given the fact that there were errors in the initial figures and in the distance measurements as stated above.
3. As explained, the plans were misinterpreted by the acoustic engineer. Measuring to one metre from the noise sensitive façade is, we imagine, likely to result in a distance even shorter than that given on the attached plan. However, not being experts in this field, we do not know where the one meter should be placed. Since, as points 1 and 2 show, we can have no confidence in the figures quoted by the acoustic engineer, we ask that the planning committee reviews this point.
4. We were unable to obtain access to the wall on which the condensing unit would be mounted to check the accuracy of the measurements quoted, but a visual inspection suggests that unless the drainpipe currently running down that wall is moved then the condensing unit will have to be mounted closer to the edge of the wall than stated, in which case our point remains unanswered.

5. We are grateful that a correction has been made on this point, though wonder how the 6dB figure was calculated. It is our experience that the noise of machinery operating in this small, enclosed patio garden is greatly amplified.
6. We are delighted that the acoustic surveyor assumes the owner will properly service his condenser unit. However, the fact that the owner did not inform us of his intention to install this unit prior to making this application, and has not answered our questions directed to him about it, does not reassure us that he will address any concerns we might have in the future about noise.

Finally, we too are aware of the lack of precedent in planning law and raised the absence of other air-conditioning units in the area simply to highlight that the installation of one at 23 Gayton Crescent would be visually and audibly out of keeping with the character of the Hampstead Conservation Area and would neither serve to enhance or protect its character.

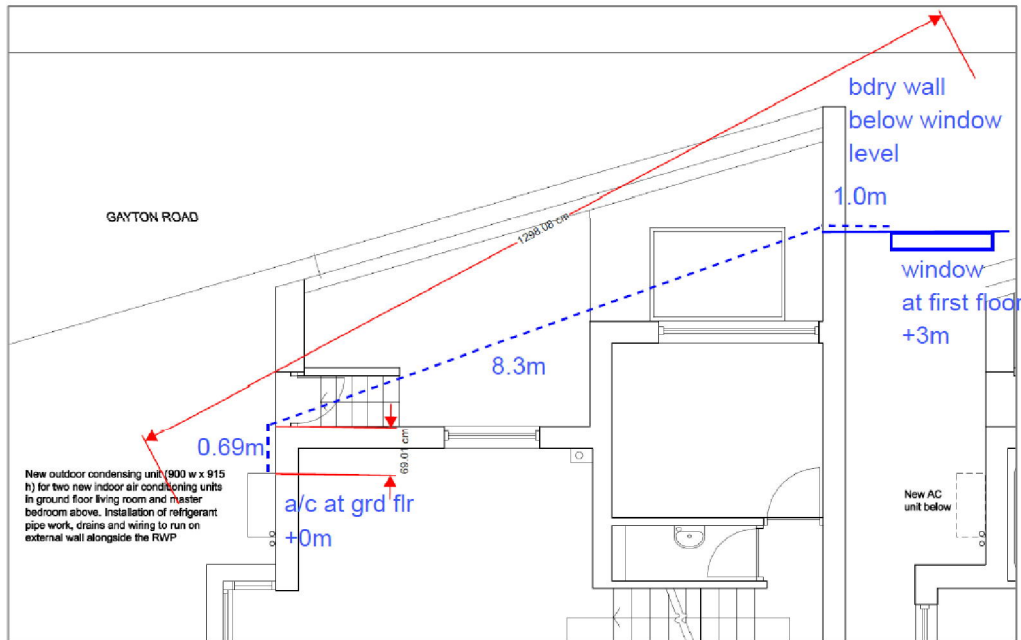
Yours sincerely,

Kate and Redmond Szell

rodriguesassociates 1 Amwell Street London EC1R 1UL tel. 020 7837 1133 www.rodriguesassociates.com		SK 01	Rev.
Job Title	23 Gayton Crescent A/C proposals		
Calculations	Date	29 th April 2016	

The sketch below shows the derivation of the shortest direct distance between the proposed condensing unit location and the first floor window of 38a Gayton Road. Apart from the two corners shown, there is no intervening wall as the boundary wall is well below the level of the window.

C. Bauer CEng MICE MInstructE
 for Rodrigues Associates



Total horizontal distance a/c to window = 9.99m
 Vertical distance a/c to window = 3m
 Total distance by shortest direct line = 10.43m

Gentet, Matthias

From: Redmond Szell <[REDACTED]>
Sent: 05 May 2016 09:06
To: Planning; Yeung, Raymond
Subject: Planning application 2016/0552P
Attachments: A4 ac sketch (1).pdf; 201605_further response_2.docx

Dear Mr Yeung

Please accept my apologies for submitting these documents so late (today is the final date for submission). I have tried to upload them to the site but following a conversation with your colleague Gavin this morning I understand that sending them to you and to the planning email address is the quickest way to get them added to the application documents for consideration by the planning committee. As you will see there is a letter that responds to the acoustic engineer's (unsatisfactory) response to our initial concerns, and a drawing prepared by a chartered structural engineer illustrating that measurements used by the acoustic engineer are wrong.

Please could you acknowledge receipt of these documents by email. Once again my apologies for giving you extra work at this late stage.

with kindest regards
Redmond Szell