

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4401/P	Sharon and Howard Radley	135 Cholmley Gardens Mill Lane nw61ab	26/10/2016 19:07:11	OBJ	Planning Application Ref: 2016/4401/P

We object to the amended planning application dated 14 October 2016, and note the document 18/10/16, Boiler Replacement – Response to Planning Concerns, was only sent to the Planning Department at Camden Council not the residents of Cholmley Gardens. This document does not address our previous concerns raised in our letter to the Planning Department dated 5 September.

Visual Appearance:

The proposed amended flue design dated 14th October 2016, is a horrendous sight making the estate resemble an industrial chemical works. Please review the drawings which show a large round tube snaking and twisting along the boiler house roof before attaching itself onto the black oblong frame of water pipes over the gate of the estate before fixing to the wall between water pipes on the left side and plastic drain pipes on the right.

The visual impact is detrimental to the character of the building and its surroundings. The haphazard way in which the pipe crosses from the boiler house and up the wall makes it look like an afterthought or the sort of 'non' design that would be more appropriate on an industrial site where new pipes and facilities are added as needed but are not designed for appearance.

The result is to make the main entrance into the communal gardens resemble the 'Gates of Mordor'.

Our objections to the amended design dated 14th October 2016, is:

“by virtue of its size and design, materials and location results in an incongruous addition creating visual clutter which is detrimental to the appearance and character of the buildings and communal gardens. The design is not of high quality and fails to manage the impact of development on occupiers and neighbours within the estate.”

We note Camden Planning recently refused a planning application 2016/4748/A with similar concern to this.

Environmental Noise and Fumes:

We also want to respond the document dated 18/10/16 'Response to Planning Concerns' as follows:

### 3.1 Boiler and burner noise levels

The noise levels will be “significantly quieter” than the old boiler system. We note the document states noise levels will only be 11dBA quieter but we would like to point out this is an utterly meaningless measure because the current flue is over 30 meters from the nearest residential property whereas the new flue is directly attached to a number of homes (bedroom walls).

### 3.2 Flue Gas temperature

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**    **Comment:**    **Response:**

We note the reference to “flue gases will be much cooler than existing gases emanating from the old boilers”. The note fail to take into account that condensing boiler gases are chemically similar to conventional boilers, being mostly carbon dioxide and slightly acidic water vapour (enough to damage metalwork), and because the flue gases are cooler, the water vapour is more likely to be visible as “steam”, even in warm weather. And, because the gases are cooler, rather than being carried naturally upwards and disperse by thermal convection, they are more likely to blow out horizontally or even drift downwards, causing a nuisance to us, through our open bedroom windows and on our balconies. It should be noted there are five industrial boilers producing fumes - not a small domestic condensing boiler.

4.1 Noise and vibration from new flue

The note mentions “very little noise” emanating from the new flue. This flue which will be positioned less than 1 meter away from bedroom windows and will operate continuously: 24 hours, 7 days a week. No noise study has been conducted to address our concerns of continuous noise against our bedroom walls and through our windows and doors. It is not acceptable to reference a report conducted 70 meters away from our nearest window.

4.2 Heat transfer from the new flue

The note says that heat will not be an issue. No evidence has been provided to support this statement. We will have an industrial flue attached to our bedroom wall, where is the evidence this will not transfer heat into our homes through our bedroom walls?

4.3 Emissions from the new flue

We have made reference to this in 3.2

4.4 Clean Air Act compliance

We have made reference to this in 3.2 and deem that the proposed new position of the flue will be likely to cause a nuisance with potential health and well being concerns.

In summary, we object to the siting of the new flue against our bedroom wall for the above reasons. We would ask the Planning Department to give our concerns due respect for our health. We see no reason why the flue cannot remain free standing in its current position on the boiler house with the appropriate adjustments to comply with regulations and design and where it currently does not directly impact any residents’ windows or balconies or health and well being.

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2016/4401/P	Sharon and Howard Radley	135 Cholmley Gardens Mill Lane nw61ab	26/10/2016 19:01:49	OBJ
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