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**From:** Jeffery, Alyce  
**Sent:** 03 July 2020 11:50  
**To:** Planning  
**Subject:** FW: Planning objection: 2020/0363/L and 2019/6233/P

Good morning,

Can the below please be redacted and uploaded to the file?

Kind regards,

Alyce Jeffery  
Planning Officer



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

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**From:** Samson Danziger [REDACTED]  
**Sent:** 30 June 2020 17:03  
**To:** Jeffery, Alyce [REDACTED]  
**Subject:** Planning objection: 2020/0363/L and 2019/6233/P

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Ms Jeffery,

My apologies if I have slightly missed the deadline for planning permission objections. I am slightly confused by the planning applications as there appear to be two for the same thing.

I have submitted the following objection as a comment on 2020/0363/L but I now believe I am perhaps referencing 2019/6233/P, and I thought it best to email you directly.

Kind regards,

Samson Danziger

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I am objecting to the installation of the two air condensing units that are proposed to be installed on the roof of the property in question. The reasons for my objection are as follows:

1. **Residential amenity.** I am the immediate neighbour to the south of the property, and my bedroom is on the top floor. From examining plans from a previous application (2019/6233/P, [1]) which I believe to still be current, the proposed location of the units is approximately 8 metres from my bedroom window which I like to keep open. I am concerned about a constant whirring or buzz from the units which may run 24/7. I also noticed that I can see the proposed location of the units from my bathroom, and depending on how high they would be, from my outdoor seating area. The placement of such units would be a blemish on an otherwise very pretty example of a early-18th century building.
2. **Noise pollution.** The rear of all property on the west side of Great James Street is bordered on one side by the houses, and on the other by a long tiled wall (between Great James Street and Emerald Street). This corridor has significant echo, and is mostly shielded from the street. It is not unusual to overhear conversations happening 4 or more houses away. The noise assessment previously conducted [2] states that the background noise ranges from 49 to 46dB from day to night. This test was undertaken on a Monday, so does not take into account the much quieter environment of the weekend. As the properties bordering the application property are largely residential, and given the previously noted echo, it seems that any additional industrial noise would significantly disturb all parties on west side of the street.
3. **Risk of air conditioning to a listed building.** The property and the neighbouring properties, (including my own) is Grade II\* listed and within the Bloomsbury conservation area. I have read section 5.10 of the Planning and Heritage statement conducted in December 2019 [3], but I am still concerned on the effects of routing air conditioning below the paneling in the walls. It is my understanding the wood is particularly sensitive to changes in humidity and temperature, and I am worried about not only the result to the panels inside the application property, but also to the panels in my own property, to the south. It seems to me that the wooden panels will not only be subject to significant change from within the walls, but also to a long term drying effect due to the use of air conditioning in the house.
4. **Environmental impact.** Section 6.99 of the Camden council Local Plan [4] states that "Air conditioning will only be permitted where it is demonstrated that there is a clear need for it after other measures have been considered", and section 8.39 states "The Council will discourage the use of air conditioning". The Council should follow through with its own guidance and not permit an air conditioning unit to be added. As none of the other residential properties have air conditioning or are considering adding it, I'm not sure how it can be considered a "clear need". It is unfortunate that we live in a world where the environment comes second to personal convenience. In 2018, air conditioning accounted for one fifth of the electricity used in buildings [5], and that number is likely higher now. Not only is air conditioning a big electricity consumer but obviously if it's pumping cold air into a house, it is also pumping hot air out of the house. As a community we should be trying to reduce global warming, and the council should be leading the way. Fortunately these old houses all have shutters in the windows which can be closed, and the windows can be opened in order to prevent the house getting too warm. Outside these measures I

feel the lack of availability of air conditioning, is something that should be accepted with the acquisition of an old building.

5. **Precedent.** As far as I am aware, no other property on Great James Street has air condensing units. I feel by allowing, one property to have such a device, the council is setting a dangerous precedent for other properties. It would certainly create a noticeable increase in noise and likely an environmental impact if every house had an air condensing unit. Not to mention that it would not be in fitting with the early 18th century surroundings.
6. **Operating hours.** I cannot find a stated proposal of when the air condensing units would be active. Certainly running the units 24/7 would be unfair to the neighbouring residents particularly in summer evenings and at weekends when there is very little noise from the street.

- [1]: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8231530/file/document?inline>  
[2]: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8007186/file/document?inline>  
[3]: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8007185/file/document?inline>  
[4]: <https://www.camden.gov.uk/documents/20142/3912524/Local+Plan+Low+Res.pdf/54bd0f8c-c737-b10d-b140-756e8beeae95>  
[5]: <https://www.iea.org/reports/the-future-of-cooling>

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