

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2612/P	Sarah Tuckman	28/08/2020 10:35:32	OBJ	<p>The 3 units -not 2- on the northeast corner of Spectrum House ("SH") as depicted in the existing External GF Plan are sited by the immediate boundary with the adjoining Residential property on the south of Glenhurst Avenue – see image 4. The adjoining residential property has a far higher ground level than SH, and there is only 2.5 meters approx. from ground level to the top of the height of the 2 upper units & less distance from ground level to the noise of all 3 units.</p> <p>That there have not been any complaints to SH owners/the local authority does not mean that the noise is not intrusive nor does not cause a nuisance. It is only now that we have been made aware that planning permission is required, and we can now raise objections without having to complain as private individuals to a commercial enterprise.</p> <p>The Noise Impact May 2020 Assessment's conclusion of 'no observed effect' on Noise Receptor R2 (6.11) is incorrect: In or around R2 to the north and east of SH, there is no prevailing ambient noise from Kwik-Fit &/or A1 and A2 which are on the west side of SH, during the summer months when the units are usually in operation (for which no measurements are provided), nor at any other time of year, including March and September. There is no in situ noise measurement of R2 in the Assessment (only deemed calculations) and the proposed noise limits (5.14) take no account of the garden amenity of the adjoining residential property. The noise from these 3 units on the adjoining property and in the adjoining garden – not limited to R2 in the Assessment - is at least Present & intrusive and is causing a nuisance.</p> <p>Neither the fencing nor the vegetation on both sides of the boundary fence & on the wall of SH do anything to mitigate the noise, even though the fencing on the boundary wall was made higher to obscure the view of the units from the adjoining residential garden and property. This step to rectify the adverse effect on the visual amenity has resulted in loss of light to the adjoining residential property.</p> <p>The noise has got worse the last 2-3 years, which may be due to lack of maintenance and/or old non-energy efficient units. If the surrounding vegetation on the wall of SH and boundary fence were to be removed to enable proper maintenance, this would adversely affect the current outlook from the adjoining residential property, and could result in killing off the vegetation on the other side of the fence within the adjoining residential property.</p> <p>There is also a potential Health & Safety issue – current HSE Covid advice for offices is primarily to open windows and doors, and to extract air as opposed to re-circulation. This begs the question of a safe distance from residential properties for units pumping out mechanically extracted air which may be infected with the coronavirus. All office units in SH have openable windows (Justification Statement).</p> <p>In line with good planning practice, air-conditioning units should be mounted wherever possible on a commercial and not a Residential boundary. If air-conditioning for the office units in SH is unavoidable, these 3 units should be removed and, rather than replacing them with new modern units with acoustic barriers, should be replaced with Internal ducting leading to the commercial boundary with Gordon House Road (using the internal layout in preference to sole reliance on sound insulation as per the London Plan). (They should not be replaced with units on the roof, especially on the north east of Elevation 5 in the Roof Plan as SH is within the Dartmouth Park Conservation Area, and would also result in loss of outlook/amenity from the upper floors of all south facing residential properties on Glenhurst Avenue).</p>

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2020/2612/P	Linda Bourn	28/08/2020 17:33:47	OBJ	<p>I see from the information on the Spectrum House websites that units are available for 24 hour access. If this is the case, why does the planning application consider that 'the hours of opening' are not relevant? The daytime noise from the AC units is already causing much distress putting into question the noise test assessments.</p> <p>The environmental impact of air conditioning is well known-it currently accounts for 10% of the world's energy consumption.</p> <p>The Camden planning guidance document 'Energy efficiency and adaptation' contains many suggestions for preventing overheating and minimising the energy consumption of a building. It does not appear that Spectrum House has put any of these into practice in their recent refurbishments.</p> <p>Residents have not been adequately consulted on this application.</p> <p>There is one small yellow notice on Gordon House Road and none at all on Glenhurst Avenue where the units are next to small back gardens and bedroom windows.</p> <p>It has been left to word of mouth (yet again) for this planning application to come to residents' notice. I feel particularly badly for the residents of the Highgate Road Estate. For the second time this year, they have not been alerted to a planning application directly affecting them.</p> <p>I object to this application</p>

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2020/2612/P	Sarah Tuckman	29/08/2020 15:53:45	OBJ	<p>the following objection was acknowledged by Camden Council by email at 10.35 on 28.08.20 but has not been posted online along with the other objections, so here it is again:</p> <p>The 3 units -not 2- on the northeast corner of Spectrum House ("SH") as depicted in the existing External GF Plan are sited by the immediate boundary with the adjoining Residential property on the south of Glenhurst Avenue – see image 4. The adjoining residential property has a far higher ground level than SH, and there is only 2.5 meters approx. from ground level to the top of the height of the 2 upper units & less distance from ground level to the noise of all 3 units.</p> <p>That there have not been any complaints to SH owners/the local authority does not mean that the noise is not intrusive nor does not cause a nuisance. It is only now that we have been made aware that planning permission is required, and we can now raise objections without having to complain as private individuals to a commercial enterprise.</p> <p>The Noise Impact May 2020 Assessment's conclusion of 'no observed effect' on Noise Receptor R2 (6.11) is incorrect: In or around R2 to the north and east of SH, there is no prevailing ambient noise from Kwik-Fit &/or A1 and A2 which are on the west side of SH, during the summer months when the units are usually in operation (for which no measurements are provided), nor at any other time of year, including March and September. There is no in situ noise measurement of R2 in the Assessment (only deemed calculations) and the proposed noise limits (5.14) take no account of the garden amenity of the adjoining residential property. The noise from these 3 units on the adjoining property and in the adjoining garden – not limited to R2 in the Assessment - is at least Present & intrusive and is causing a nuisance.</p> <p>Neither the fencing nor the vegetation on both sides of the boundary fence & on the wall of SH do anything to mitigate the noise, even though the fencing on the boundary wall was made higher to obscure the view of the units from the adjoining residential garden and property. This step to rectify the adverse effect on the visual amenity has resulted in loss of light to the adjoining residential property.</p> <p>The noise has got worse the last 2-3 years, which may be due to lack of maintenance and/or old non-energy efficient units. If the surrounding vegetation on the wall of SH and boundary fence were to be removed to enable proper maintenance, this would adversely affect the current outlook from the adjoining residential property, and could result in killing off the vegetation on the other side of the fence within the adjoining residential property.</p> <p>There is also a potential Health & Safety issue – current HSE Covid advice for offices is primarily to open windows and doors, and to extract air as opposed to re-circulation. This begs the question of a safe distance from residential properties for units pumping out mechanically extracted air which may be infected with the coronavirus. All office units in SH have openable windows (Justification Statement).</p> <p>In line with good planning practice, air-conditioning units should be mounted wherever possible on a commercial and not a Residential boundary. If air-conditioning for the office units in SH is unavoidable, these 3 units should be removed and, rather than replacing them with new modern units with acoustic barriers, should be replaced with Internal ducting leading to the commercial boundary with Gordon House Road (using the internal layout in preference to sole reliance on sound insulation as per the London Plan). (They should not be replaced with units on the roof, especially on the north east of Elevation 5 in the Roof Plan as SH is within the Dartmouth Park Conservation Area, and would also result in loss of outlook/amenity from the upper floors of all south facing residential properties on Glenhurst Avenue).</p>

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2020/2612/P	Ms K Bourn	28/08/2020 22:26:19	OBJ	<p>On behalf of the residents of Highgate Road Estate I would like to strongly object to this planning application for the following reasons:</p> <p>Visual amenity - The North East face of Spectrum House was a smart wall and is now cluttered and messy with large water marks from the poorly functioning units. It appears that no consideration into the appearance of this view was made by the owners. This will be seen by the many who use Highgate Road Estate as a cut-through each day.</p> <p>Sustainability ζ For energy saving purposes, air conditioning units should be a last resort for cooling buildings. Can the owners indicate the additional measures they have made to keep the building cool in more sustainable ways?</p> <p>Trespass ζ The units visible from our estate overhang the driveway, land owned by Camden Council, by half a metre.</p> <p>Noise pollution ζ Noise levels were only considered during 8am and 6pm but units in the building are advertised with 24 hour access and some are already operating outside of those hours. The noise assessment needs to be repeated to include night time levels.</p> <p>The existing units are now 8 years old ((there is a 7 year warranty on the products) and the water marks on the side of Spectrum House indicate they may no longer be functioning properly. It is very likely that they are operating at a higher noise level than new units and so using manufacturers noise data is inappropriate.</p>
2020/2612/P	Maureen Hurley	29/08/2020 15:15:41	OBJ	<p>I object to these units as they are right next door to my flat and in front of my kitchen window, they are also very noisy and ugly.</p>