

**From:** Andres Gonzalez-Meneses  
**Sent:** 30 September 2020 11:58  
**To:** Young, Tony  
**Cc:** Jack Schneider  
**Subject:** RE: Planning application - 2020/3896/P - 33 Primrose Hill Road

Dear Tony,

Thank you for your email.

Please see our responses for the different matters raised:

-Acoustic report/assessment:

We are waiting now for the acoustic report and will send it to you as soon as we receive it. In the meanwhile, the technical specification of the Condenser unit (included in the Design and Access Statement) shows that the noise level of the equipment is below the acceptable levels in residential areas

-Justification for proposed installation of air conditioning condenser unit:

The recent refurbishment of the house, undertaken by our company, has improved its energy performance through the installation of shutters, a new energy efficient boiler, draught proofing, double glazed windows with trickle vents and by upgrading the insulation in the roof.

Despite all the improvements and passive measures undertaken, the building has a flat roof and consequently the bedrooms on the top floor of the house have been unbearably hot all summer, with the temperature in the bedrooms rarely dropping below 30 degrees for over a month. The client's wife has stage 4 cancer and has to undergo cycles of chemotherapy and steroids which affect her body temperature and means she is unable to sleep in hot weather as the bedroom is too hot.

We have carefully read all the points explained in Policy CC2 – Adapting to climate change (paragraphs 8.39-8.43) and CPG Energy Efficiency (Chapter 10 – paragraphs 10.6 – 10.11). However, given that this is not a new build but a refurbishment, there are many pre-existing conditions (like the shape and orientation of the building, the amount of shadowing that it receives from other buildings, etc) that are impossible to control. Please see below a number of measures included in the documents that you attach in the email which we would have liked to implement, but that would have never been possible to do so in the current situation of the building:

- Consider the angle of the sun and optimum daylight solar gain balance.
- Orientate and recess windows and openings to avoid excessive solar gain
- Make use of shadowing from other buildings
- Design in shading: e.g. include internal courtyards, large shade-providing trees and vegetation , balconies.
- Make use of the albedo effect (use light coloured or reflective materials to reflect the sun's rays)

Furthermore, measures like using light coloured materials for the facades or having green walls, among several others, would have an impact on the aesthetics of the property and would have not been given permission by the Estate the property belongs to, which requires compliance to the rules of its conservation principles.

-Proposed development description:

We confirm that the mansafe system (Weightanka) and the glazed roof hatch should be assessed as part of the application.

Thank you very much. We look forward to your reply.

Kind regards,

**Andres Gonzalez-Meneses**



Lower Ground Unit

15 Eldon Grove T: +44 (0) 20 7435 7105

London NW3 5PT F: +44 (0) 20 7794 6846

Web: [www.schneiderdesigners.co.uk](http://www.schneiderdesigners.co.uk)



*Save resources, please consider the environment before printing this email.*



[Follow us on Twitter](#)



[Follow us on Facebook](#)