

12 August 2020

Dear Neighbour,

RE: Utopia Village | Office Refurbishment & Planning Application

I write further to Mark Devereux's letter of 2 July 2020 and the planning application to Camden Council dated 15 July 2020. I understand some neighbours did not receive Mark's letter, for which I apologise. I include a copy of that letter for reference.

As outlined in Mark's letter, the planning application covers the replacement of some mechanical plant at Utopia Village to be installed on a flat roof facing Gloucester Avenue. To comply with Camden Council's noise requirements, the application includes the installation of an acoustic enclosure to deaden the noise emitted by those external units.

Following concerns expressed by some neighbours about the potential visual and acoustic impact of the installation, we held a drop in session last Tuesday, 4 August, to run through the plans and listen to views from all parties. As a result of this discussion, the project team has reworked the plans to incorporate the installation of greenery on both the acoustic enclosure and the front of the balustrades facing the Gloucester Avenue gardens, as well as some other decorative improvements to that elevation of the building. I have enclosed a visual illustrating the new proposal which I hope will provide some reassurance around the visual aspect of the installation.

The meeting also threw up some questions around the technical aspects of the proposal, ie the location and concentration of the plant in that one area. Consequently, the team went away and reviewed the plans to challenge whether there was an alternative location that would address some of the concerns raised. Our conclusion is that there is no alternative that works. To help explain our working, we have enclosed two visuals illustrating the alternative locations considered and the reasons for their being unfeasible.

We understand that this will be a disappointing outcome for some residents. However, I can only try to reiterate what Mark said during the drop in session - that we have sought at all times to balance the need to mitigate any negative impact on the surrounding area with the requirement to design an infrastructure for the building that is efficient, quiet and sufficiently robust to provide the heating and cooling required for a working office environment.

We continue to work hard to complete the refurbishment of the office space and expect to complete the works (with the exception of the external plant) by the end of September. I am conscious that many people are working from home and have experienced significant disruption during the noisy works phase of the project. We remain extremely grateful for your patience during this time. We are working as quickly as possible to complete all the noisy works required while also complying with the regulations set out by Camden Council as to their hours.