

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3160/P	Ransford Stewart	05/11/2021 13:30:48	OBJ	<p>We at Stewart Management &amp; Planning Solutions Limited have been instructed to submit the following objections to the planning application 2021/3160/P on behalf of the owners of 3 Pilgrim's Lane and 40b Rosslyn Hill:</p> <p>Application details</p> <p>The details of the proposed AC units are noted however the external appearance of these in the elevation drawings lacks the necessary detailing to form any view on their appearance. Notwithstanding the above, the acoustic report says that the units will be contained within a louvred enclosure meeting specified and exacting noise attenuation levels. However, there are no details of this structure in the application drawings or undertaking to provide it. The application scheme can only therefore be assessed on the basis of the unattenuated noise impacts which substantially exceed the requirements of Appendix 3 of the Camden Local Plan at the nearest windows of the next-door property.</p> <p>Noise Impact</p> <p>I note that the acoustic report freely acknowledges that the sound emissions from the outdoor air conditioning units, even after mitigation by containment in a louvred enclosure, will exceed the requirements of Appendix 3 of the Camden Local Plan at the nearest windows of the next-door property. In some respects, this is not surprising as the units are directed towards the common boundary. What is surprising is that the report does not consider the most obvious mitigation option of moving the units to the rear elevation.</p> <p>It is acknowledged that the attenuated noise breakout from the AC units would marginally exceed Local Plan requirements, however this should not be conflated to mean that the noise impacts are acceptable. Adjoining residents currently enjoy comparatively quiet amenities. This is a precious commodity for residents in London. Any intermittent noise from plant, such as the proposed air conditioning units, when introduced into this type of environment has the potential to be noticeable and the cause of disturbance. The Local Plan requirements should therefore be considered to be a non-negotiable minimum standard of acceptability.</p> <p>Both of these suggest that the application should be refused due to the expected adverse impact on the quiet amenities of adjoining and nearby residents by virtue of the unacceptable levels of noise emitted from the proposed external air conditioning units which the application acknowledges will be in excess of Local Plan limits.</p>