

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0624/L	Redding Thompson	16/03/2022 11:45:37	SUPC	<p>I am writing to comment on Planning Application - 2022/0624/L for refurbishment of a building at 26 Rosslyn Hill. I reside at Hampstead Hill Mansions (HHM) on Downshire Hill and the northeast elevation of the building to be refurbished is also the boundary of the HHM communal Garden</p> <p>I support the responsible redevelopment of this derelict building. I have reviewed the plans and am impressed with the sustainable nature of the project.</p> <p>However, as a resident of HHM who uses the HHM communal garden quite frequently in good weather, I feel that two material planning considerations need to be addressed as noted below:</p> <ol style="list-style-type: none"> 1. Windows on NE elevation of the property <p>There are three window locations on the NE side of the building to be refurbished. Two have been bricked over in the past and the third has not. It is the intention of the development to open the bottom two windows and then make all three usable.</p> <p>While I appreciate the need for exterior light for that side of the house, these windows overlook our private garden. The Design and Access statement has noted that they do not overlook habitable space which is correct. However, the Camden Planning Guidance Amenity dated Jan 2021 (CPG) notes that gardens at the rear of residential buildings should also have their privacy respected.</p> <p>I feel that an acceptable solution could be that the new windows are installed as fixed without the ability to open them and that the glazing is some form of obscure glass (as noted in Section 2.10 of the CPG) . I am therefore requesting that the council include these requirements as a condition of granting planning permission.</p> <ol style="list-style-type: none"> 1. Air Source Heat Pump <p>It is intended to install an air source heat pump. While a good sustainable solution for heating in our region, the technology requires the use of an outdoor fan unit which does create some level of noise.</p> <p>The planning application does not provide a level of detail at present to indicate the noise levels that this unit will have but I do note that the drawings indicate that the outdoor fan unit it will be sited up against the wall shared between the house to be refurbished and the HHM garden.</p> <p>I therefore am requesting that the council include as a planning condition that this unit must have any appropriate noise attenuation installed so that it cannot be heard from the HHM garden area. I believe that this is consistent with Chapter 6 of the CPG regarding Noise and Vibration.</p>