From: Teddy Bourne [redacted]
Sent: 13 June 2022 14:25
To: Planning Planning
Subject: Re: Comments on 2022/0329/P not displayed on planning portal?

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Planning Team,

Our comments on the above application do not seem to be displayed on the planning portal. Please could you check and make sure that they are?

Thanks and regards,

Teddy Bourne and Marcy Leavitt Bourne

> On 7 Mar 2022, at 15:38, planning@camden.gov.uk wrote:
>
> Planning Application - 2022/0624/L
> Site Address: Former Stables Buildings, Hampstead Police Station, 26 Rosslyn Hill London NW3 1PD
> As residents and long leaseholders of flat 7, Hampstead Hill Mansions ("HHM"), Downshire Hill, we are writing to comment on the above planning application.
> The northeast elevation of the building to be refurbished adjoins the communal garden of HHM, with the shared wall forming part of the boundary.
> In most respects, we support this proposed responsible and sustainable redevelopment of the derelict buildings.
> However, there are two material planning considerations which necessitate changes to the proposed development:
>
> 1. Noise nuisance from the proposed Air Source Heat Pump ("AHSP")
>
> It is well established that an AHSP can create levels of noise for sustained periods such as to cause nuisance to neighbouring properties unless effective noise attenuation measures are taken. See for example the conclusions in section 6 of the Building Performance Centre report at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/48206/3309-acoustic-noise-air-source-heat-pumps-3.pdf
>
> While we recognise the environmental benefits of this kind of heating system, we are concerned that the ASHP will cause nuisance to the users of the HHM garden, and also to the flats in HHM giving on to the garden and within earshot of the development site.
>
> It is therefore important that if an ASHP is to be installed it must be required not only to incorporate the best possible internal acoustic absorption, but also to be surrounded by an effective external acoustic enclosure.
>
> We would also ask that the ASHP should be required to be located as far as possible from HHM and from other residential accommodation and garden areas.

>
> 2. Overlooking from the windows on NE elevation of the property
>
> The shared wall between the development property and HHM contains a window at upper level, and the bricked up former openings of two other windows. The proposed development would include opening up the lower windows.
>
> All these windows overlook the garden of HHM. Camden's Planning Guidance Amenity of January 2021 makes clear that gardens at the rear of residential buildings should have their privacy respected as much as that of actual residential accommodation.
>
> We believe that the windows were previously open when the land which is now the garden of HHM was part of the curtilage of the Police Station and therefore not susceptible to overlooking. Be that as it may, we ask that the garden of HHM should be protected from additional overlooking.
>
> We would suggest that this could be achieved by requiring as a condition of granting planning permission that if the window apertures are to be reopened, they must either be glazed with fixed glass bricks, or else be fixed windows (i.e. not able to be opened) and glazed with obscure glass (as per Section 2.10 of the CPGA).
>
> Ideally the same requirement should apply also to the existing upper window as it will overlook the garden of an adjoining property.
>
> We therefore request that Camden as planning authority should ensure that the above points are taken into account in the development as permitted. Subject to those changes, we would support the development.
>

[redacted]

> Comment Type is Support with Conditions