

**73 Flask Walk
Hampstead
London
NW3 1ET**

Adam Greenhalgh Esq
Planning Officer, Camden Council
5 Pancras Square N1C 4AG

04/08/2022

Objection re: 71b Flask Walk – Planning Application Number **2022/1289/P**

Dear Adam

We reside at 73 Flask Walk next door to 71b (to the right when looked at from Flask Walk). It is a picturesque cottage which we have lived in together since November 1990 and we cherish it.

We strenuously object to this application, and we also believe that the Applicant's Engineer's Report should not be relied upon because it has so many serious errors and omissions.

The applicant may have been unaware, but to the rear of our house we have a beautiful first-floor roof terrace. It is a sun trap. We also have a first-floor living room (we call it the "TV Room") which has full-width folding glass doors opening onto the terrace. It is all delightful and when the weather is nice we are to be found on the terrace or in the TV room – we pretty much "live" there in good weather.

I have included two pictures below so that you may see how lovely it is. This is a favourite part of our house.

There is no such thing as "No Noise" from an air conditioning unit, and having to endure the continuous hum of such a unit would be ruinous to our enjoyment of our own home, and would be an ongoing major irritant.

The applicant's engineer's report references 71 Flask Walk (the neighbour to the left as you view from Flask Walk) as the most affected neighbour. The occupant of that home does not have usable outside space to the rear of the property and is unlikely to be affected as much as us by the proposed unit.

Compared to No 71, our property is as close, or closer to the proposed air conditioning unit. The engineer's report says that the unit would be below the level of the dividing wall between our two properties. This is disingenuous. It is so close to the top of the wall as to make little difference. In fact, we strongly suspect that when it is built out, it will be visible over the wall (please see picture below). This will make it an eyesore as well as a source of noise pollution. Perhaps it could be located at ground level to the rear of the applicant's property. But that would probably be an inconvenience to the applicant. And in any event, the rear to 71 is effectively a well with the potential for noise to be funnelled up.

The report makes no mention of the roof terrace at 36 New End which is directly above, and close to the roof-mounted air conditioning unit. There is also a roof terrace at 34 New End which overlooks the proposed unit, also not mentioned in the engineer's report.

The report states that because 71b is a listed property, there is no alternative course of action. This too, is disingenuous. Alternatives include:

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- Secondary glazing
- Blinds

I should also point out that whilst our two properties are detached, there is a common wall between them. This creates the potential for vibration, an issue which has not been addressed in the engineer's report.

Noise assessments or projections are imperfect. No test was done from our side, another omission in this report. In fact we did not even know about this application until we spotted a sign on a lamppost last week. In the short time available, I have not had time to research Camden's environmental policy. But we wonder if the "carbon positive" nature of this proposal has to be a concern.

The application also refers to daylight hours only. These words might be seen as helping to obtain permission, but a night time restriction is unenforceable once the unit is installed.

The Flask Walk Neighbourhood Association will also be lodging an objection. That objection will cite some of the more technical issues, which I have not repeated here.

In summary this application proposes putting an air conditioning unit "in our face", causing us considerable harm. Amongst other things, the Engineer's report glosses over any impact upon No 73, and ignores 36 and 34 New End.

Yours sincerely

Simon and Anna Marshall

(unable to sign because we are on holiday without access to a printer scanner)

73 FW - The view from the "TV Room" onto our terrace – party wall is on the left



73 FW – View from terrace into "TV Room"



View of air condenser proximity to 73 Flask Walk

