

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3071/P	Benjamin Bogaert	02/10/2022 15:00:20	OBJ	<p>I am writing to convey my strongest opposition to the planning proposal 2022/3071/P.</p> <p>The house is situated in an enclosed area, surrounded by listed (see New Court Nos 1-30 and New Court 41) and other dwellings, some of which are just metres away. The proposal would therefore have a disproportionate effect on the residents of those buildings and would be detrimental the Conservation Area and contrary to Policy DH2 of the Hampstead Neighbourhood Plan. We would ask you to pay particular attention to the impact of the development on the setting of these listed buildings.</p> <p>In consequence of increasing the height and volume of the property the proposal would create substantial obtrusion and overlooking into rooms and gardens in New Court, Nos 1 to 3 Lutton Terrace opposite the property and the rear of properties in Flask Walk from No 41 down to the junction with Flask Terrace in severity varying from mild to extreme intrusion.</p> <p>The proposal seems to omit the impact on New Court and Lutton Terrace properties. It is in complete contradiction with policy A1 of the local plan that seeks to protect the quality and life of occupiers and neighbours. It will deprive many residents of the Lutton Terrace, New Court, Lakis Close and Flask walk of their visual privacy and outlook.</p> <p>The Council seems to have taken no steps at all to inform residents in New Court of this application. No notices have been posted to residents in New Court or signs posted.</p>

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2022/3071/P	Flask Walk Neighbourhood Assocn	30/09/2022 14:01:08	COMMNT	<p>FLASK WALK NEIGHBOURHOOD ASSOCIATION Hampstead London NW3</p> <p>(Representing the interests of residents of: Back Lane, Boades Mews, Flask Walk, Gardnor Road, Lakis Close, Lutton Terrace, Mansfield Place, Murray Terrace, New Court and Streatley Place) flaskwalkna@gmail.com</p> <p>Ewan Campbell Planning Officer, Camden Council 5 Pancras Square N1C 4AG</p> <p>26/09/2022</p> <p>Objection re: 4 Lutton Terrace Application 2022/3071/P – air conditioning unit.</p> <p>Dear Ewan</p> <p>This is a supplementary statement from FWNA and should be read in conjunction with its letter of objection to the above application. It concerns the installation of an air conditioning unit at ground floor level, in the space at the back of the property.</p> <p>The air conditioning unit is not mentioned in the application document.</p> <p>From the NIA – Noise Impact Assessment.</p> <p>3. Site Description</p> <p>As illustrated on attached site plan VA4082/SP1, the site building is located in a residential area. The most affected noise sensitive receivers are expected to be the apartments to the north-west.</p> <p>As shown on the photograph, the sound consultant takes the view that the ‘most affected receiver’ ie: the worst affected properties - are the 5 floors of the adjacent New Court residential flat block. The closest flats are family units where the ground, 1st and 2nd floor units all have bedrooms that face the garden of New Court. These may be affected by noise from the air conditioning unit.</p> <p>The report indicates that no other properties are relevant so far as noise nuisance is concerned. However, the consultant has not considered the impact on No.4 Lutton Terrace.</p> <p>The consultant concludes that the condenser unit noise will be below guidelines for noise nuisance to adjacent properties. There are no proposals to soundproof the condenser unit.</p> <p>5.2 Recommended Mitigation Measures</p> <p>It is not envisaged that any additional mitigation measures beyond the sites inherent geometry will be required for external noise emissions.</p> <p>While the consultant follows established practice, the FWNA note that measuring environmental noise at the</p>

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				<p>site and in the region of the most likely affected properties, is not necessarily an accurate model of what may occur. A localised noise source in the partially restricted area at the rear of No.4 Lutton Terrace, will have different boundary coupling and radiation behaviour to the consultant's model, and which may in practice result in greater sound intensity in parts of the locality.</p> <p>Signed for and on behalf of the committee of the FWNA</p> <p>Marianne Colloms</p> <p>Sec, FWNA</p>
