

Highgate CAAC objection to HGY/2022/3559 23, Aylmer Road, London, N2 0BS

On 3rd November, Highgate CAAC objected to the earlier air conditioning related application HGY/2022/2489 for this address, which remains undetermined.

We note this comment in the covering letter for the current application HGY/2022/3559:

*“Please note we have been in close communication with Mr Ihab Elhabak of Haringey Planning Department who has advised us thus far. We anticipate Mr Elhabak will continue to process this application.”*

While Pre-app advice is perfectly valid, Haringey should make clear that it will not lead to an automatic decision in favour.

It would appear that the applicant now thinks that the a/c units will be acceptable if they are placed inside an enclosure, which this application asks permission for.

(In addition, the details on Haringey’s website list Mr Ben Coffie as case officer for this application.)

In our objection to HGY/2022/2489 we quoted from an earlier Officer’s Report from the same case officer:

*"6.11 London Plan Policy SI 4 'Managing heat risk' requires development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials, and the incorporation of green infrastructure. Passive ventilation should be prioritised, considering external noise and air quality in determining the most appropriate solution. The increased use of air conditioning systems is not desirable as these have significant energy requirements and, under conventional operation, expel hot air, thereby adding to the urban heat island effect. If active cooling systems, such as air conditioning systems, are unavoidable, these should be designed to reuse the waste heat they produce.*

*6.12 Haringey's DM Policy DM21 'Sustainable design, layout and construction' requires all new development, to consider and implement sustainable design. Proposals should apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems. The Council will support appropriate measures to sustainably retrofit existing homes and buildings. Proposals that fail to demonstrate adequate consideration for sustainable design will be resisted.'*

We cannot see how adding an enclosure makes the original application compliant with these policies. And how can the first application be approved if, as it seems, it is dependent upon this application which may not be implemented.

In addition, filling in a gap at first floor level would be anomalous given the surrounding context.

We also object to this application for all the other reasons given in our earlier objection to application HGY/2022/2489.