

Highgate CAAC objection to [HGY/2026/1118](#) 25 Hillside Gardens London N6 5SU

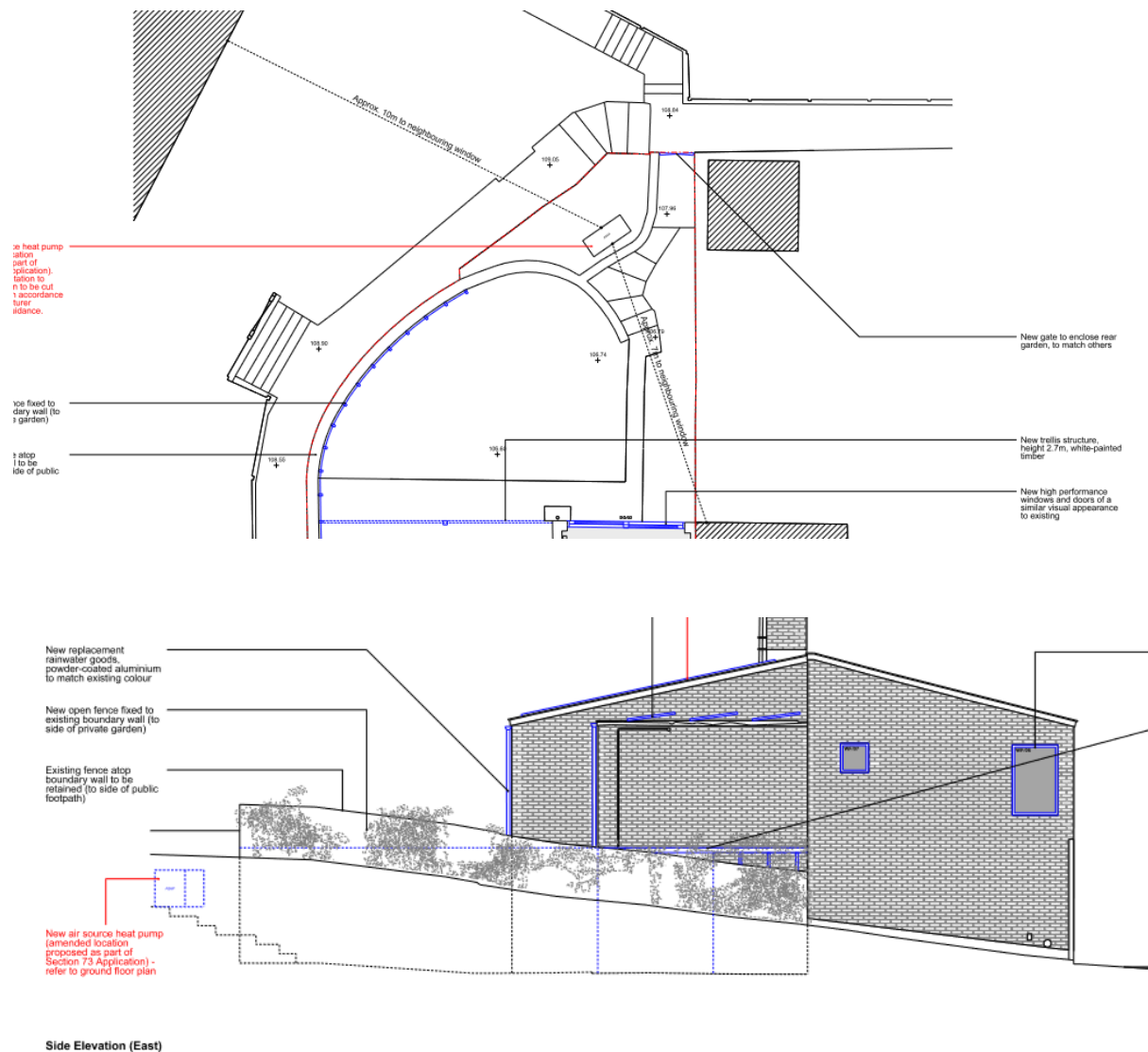
This garden is in very close proximity to the enclosed triangular communal gardens of Andrews, Emerson, Sherlock & Keable's noted Southwood Lane Estate. As a result, the ambient noise level will be muted relative to the average London location. We believe the relevant test would be a comparison with the ambient noise level.



Section of Site Location Plan from application.

In addition, as objections to application [HGY/2025/2999](#) pointed out, this garden is in a corner of the Southwood House Estate where the gardens of houses bordering this property: 30 - 40 Jackson's Lane, are very small, meaning that even the revised placement of the ASHP remains close to these homes.

Further, the revised placement below the surrounding ground level seems likely to concentrate sound, particularly towards the neighbouring house in Hillside Gardens, shown as only 7m distant in the diagram below. It is unclear whether this focusing effect has been taken into account in the Noise Assessment.



Sections from plan and elevation drawings in the application.

Also there is an inconsistency between the DAS, which states that the ASHP will be “screened by existing vegetation”, and the ground floor plan drawing which states “Existing vegetation to private garden to be cut back locally in accordance with manufacturer installation guidance”. It is not clear whether this has been taken into account in the noise assessment.

Summary

Highgate CAAC objects to this application because we believe that the ambient noise level is the relevant comparator, and that the focusing effect of the surrounding landscape should be clearly reflected in the Noise Assessment.