

Our ref: DZ/JUL.1.1

# Monmouth Planning Ltd

Camden Council  
Planning Department  
5 Pancras Square  
London  
N1C 4AG

38a Monmouth Street  
Covent Garden  
London  
WC2H 9EP

22<sup>nd</sup> April 2024

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended)**  
**10 Charlotte Street London, W1T 2LT**  
**Planning portal ref- PP-12767440**

On behalf of our client, Julynka Ltd, we write in support of the application submitted via the planning portal for the replacement of the existing extract fan and the installation of one AC unit to the rear façade.

To assist the Council in the consideration of this application we enclose with this letter the following documents:

- Application form
- Certificates
- Site location plan
- Existing and Proposed plans, elevations and sections
- CIL Form

The planning application fee has been paid separately online via the planning portal.

## **The site**

The application site is a mid-terrace, four-storey property with a mansard roof extension located on the east side of Charlotte Street close to the junction with Windmill Street.

The property is not statutorily listed but is located within the Charlotte Street Conservation Area.

The ground floor is in Class E use. The street is mixed in nature with commercial on the ground floors and a mix of office and residential uses on the upper floors.

The property is characteristic of the local area, being defined in the Conservation Area Appraisal (2008) as making a positive contribution to the character of the Charlotte Street Conservation area.

## **Relevant Planning History**

VAT REGISTRATION NUMBER: 203 0372 68

Planning permission was granted PL/9200665 on 12<sup>th</sup> August 1992 for the erection of an extract duct at the rear of the building.

Planning permission 2021/2526/P granted on 15<sup>th</sup> November 2021 for the installation of two water tank modules to the rear first floor roof.

### **Proposal**

Planning permission is sought for the replacement and installation of the following:

- Replacement of existing extract fan.
- Installation of an AC Unit and relocation of the existing AC units.

All the plant will be located on the rear first floor roof of the building where there is already 2 AC units, a water tank, supply fan, extract duct and fan located in this area, this application merely seeks permission to updated and enhance the existing plant.

### **Access**

Access to the unit will remain as existing from Charlotte Street.

### **Planning Considerations**

The planning matters which we consider relevant to the proposed development are the impacts of the scheme upon the neighbouring occupiers in terms of noise and disturbance (residential amenity) and the visual impact upon the character and appearance of the host building, streetscape, the local area and the Charlotte Street Conservation Area (design and heritage).

### **Residential Amenity**

The proposals include the replacement of the existing extract and supply fans and the installation of new one AC unit at rear first floor roof level. The plant is all located to the rear of the site. The height of the plant will be lower than other structures that are on the roof and will not be visible from any street views.

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes.

In terms of neighbouring amenity, the proposals seek to replace the existing extract fan within the same location as the existing so there is will be no change to the location of the plant the new AC unit will be located to the south side of the roof away from the residential windows and will sit below the habitable room windows. There is a low-level window facing the proposed plan, but this serves a non-habitable back of hose room and would not be harmfully affected by the proposals. The new extract fan will be located in the same position as the existing plant which already sits in from of the windows to 8 Charlotte Street. The roof area is dominated by AC units, ducts and water tanks the replace placement of the existing plant and the inclusion of an AC unit will not harm local amenity.

The 24-hour Environmental Noise Assessment submitted with this application provides details of the noise levels required to meet the Council's noise standards. The assessment confirms that the existing minimum background noise levels are 48dBA and the required noise levels of the plant to meet the council's noise criteria is 38dBA. The Assessment provides details of the mitigation measures required to meet the noise

criteria, which include a screen and mounting the units on anti-vibration mounts. We confirm that the AC units will be installed in accordance with the design criteria set out within the noise assessment and will operate so as not to cause harm to neighbouring occupiers.

The proposed development will not lead to significant harmful impacts upon the amenity of the neighbouring residents and is therefore complies with Local Plan Policies A1 (which seeks to ensure neighbouring amenity is protected) and A4 (which seeks to ensure noise is controlled and managed).

**Design and Heritage**

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 states that to maintain the character of Camden's conservation areas, the Council will not permit development that fails to preserve or enhance the character and appearance of that conservation area.

The proposals are very modest and seek only to refurbish and enhance the existing plant installations and will remain subordinate in scale and be positioned carefully to not result in harm to the character and appearance of the host building and its neighbours.

Due to the scale, position (rear of the building) projection and detailed design, would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character and appearance of the host building and would preserve the special character of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of conservation area, under s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

This application represents an opportunity to significantly enhance and upgrade the existing plant installations to provide the property with updated equipment to serve the needs of the tenant. The plant has been assessed to ensure that the new installations will not harm local amenity in terms of noise.

We trust you have all the information required to determine the proposal, however, should you require anything further or wish to discuss any of the enclosures please do not hesitate to contact the undersigned.

Yours faithfully

*Monmouth Planning Limited*

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