

Application ref: 2023/5314/P  
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Date: 19 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Gregori-Chiarotti Projects  
United House  
North Road  
London  
N7 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**25 Monmouth Street**  
**London**  
**Camden**  
**WC2H 9DD**

Proposal:

Replacement of existing 3 external condenser units on the roof with 2 new external condenser units

Drawing Nos: 2310-001, 2310-002, 2310-002, 2310-1010, 2310-1310, 2310-1310, 2310-2010, 2310-3010, 2310-5010, 2310 -Design and Access Statement, 2310-Heritage Statement, 12705.RP01.PNA.0.10082023.PS.PDF - Plant Noise Assessment, F0031-FURD-0-M-40201, F0031-FURD-0-PH-40501, F0031-FURD-0-PH-40502, F0031-FURD-B-M-40201, F0031-FURD-B-PH-40501, F0031-FURD-B-PH-40502, F0031-FURD-RF-M-40201.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2310-001, 2310-002, 2310-002, 2310-1010, 2310-1310, 2310-1310, 2310-2010, 2310-3010, 2310-5010, 2310 -Design and Access Statement, 2310-Heritage Statement, 12705.RP01.PNA.0.10082023.PS.PDF - Plant Noise Assessment, F0031-FURD-0-M-40201, F0031-FURD-0-PH-40501, F0031-FURD-0-PH-40502, F0031-FURD-B-M-40201, F0031-FURD-B-PH-40501, F0031-FURD-B-PH-40502, F0031-FURD-RF-M-40201.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant/equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is for replacement of the existing 3 external condenser units on the roof with 2 new external condenser units and removal of 1 existing unit. The units will be positioned in the same location added to the existing metal rail structure on the roof. The height width and depth of the units will be the same

as existing. As the existing the proposed unit would not be visible from the street, given their small scale and siting on the roof and setback from the front and side edges of the roof. Overall, given the small-scale nature of the development and the fact that it would not be subject to public views, it is considered that the proposal would preserve the character and appearance of the host property, street scene and the wider conservation area.

A noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance and the plant being mounted with proprietary anti-vibration isolators, both are secured by planning condition. The development would therefore not result in a material impact on the amenity of neighbouring properties in terms of noise. Furthermore, the development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, CC1, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer