

Application ref: 2024/1288/P
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Date: 14 October 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Granted

Address:

50-52 Monmouth Street
London
WC2H 9EP

Proposal:

Installation of replacement plant and ductwork to rooftop.

Drawing Nos: CGL-Z1-XX-DR-A-PL0001, CGL-Z1-01-DR-A-PL1004, CGL-Z1-R1-DR-A-PL1005, CGL-Z1-XX-DR-A-PL1012, CGL-Z1-01-DR-A-PL1105, CGL-Z1-R1-DR-A-PL1106 rev 01, CGL-Z1-XX-DR-A-PL1112, Cooling Hierarchy Covering Letter by Quinn Ross dated 22/03/2022 (First Floor Office), Cooling Hierarchy Covering Letter by Quinn Ross dated 22/03/2024 (Ground and Basement Restaurant), Cooling Hierarchy Note by Rolfe Judd Planning, Noise Impact Assessment ref CPT/061223/001/Rev02A by Quinn Ross, Design and Access Statement by Rolfe Judd.

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: CGL-Z1-XX-DR-A-PL0001, CGL-Z1-01-DR-A-

PL1004, CGL-Z1-R1-DR-A-PL1005, CGL-Z1-XX-DR-A-PL1012, CGL-Z1-01-DR-A-PL1105, CGL-Z1-R1-DR-A-PL1106 rev 01, CGL-Z1-XX-DR-A-PL1112, Cooling Hierarchy Covering Letter by Quinn Ross dated 22/03/2022 (First Floor Office), Cooling Hierarchy Covering Letter by Quinn Ross dated 22/03/2024 (Ground and Basement Restaurant), Cooling Hierarchy Note by Rolfe Judd Planning, Noise Impact Assessment ref CPT/061223/001/Rev02A by Quinn Ross, Design and Access Statement by Rolfe Judd.

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, machinery or equipment at the development with specified noise mitigation 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 machinery operating 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

Permission is sought for changes to the plant at roof level. The general positioning of the plant on the roof is already established. This rooftop area is in the previously filled in courtyard and is situated behind the sloped roofs of the nearby properties facing both Tower Street and Monmouth Street. Given the set back from the street, the proposals at roof level are unlikely to be unduly visible from street level or in longer views from Upper St Martin's Lane where a substantial gable faces the junction. For these reasons, the changes would not compromise the appearance of the building, street or wider

conservation area. The change is considered negligible and unlikely to have significant visual impact on the host building and wider conservation area.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There is already air-conditioning serving each level of the building and this proposal would improve the efficiency and operation of the system, as well as removing existing redundant ductwork on the roof. The cooling hierarchy has been considered and it is noted that the majority of heat gain is produced by the internal operations of the building rather than external solar gain. The existing upper floors of the building do not have sufficient ceiling height for mechanical ventilation, and therefore the openable windows will be utilised throughout the day as necessary, for natural ventilation. However, the restaurant space has greater floor to ceiling height and therefore mechanical ventilation heat recovery will be used here to regulate air flow.

In terms of amenity, the proposal has been assessed by Environmental Health Officer and is found to be acceptable subject to noise conditions. The changes to plant are not considered to have any harmful effect on neighbouring amenity and compliance conditions will ensure noise levels remain compliant with legislation. Due to the rooftop nature of the works there are no concerns in terms of loss of light and overlooking.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, CC2, D1, and D2 of the Camden Local Plan 2017, as well as 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2023.

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



Daniel Pope
Chief Planning Officer