

Delegated Report		Analysis sheet		Expiry Date:	04/08/2014
		N/A / attached		Consultation Expiry Date:	02/07/2014
Officer			Application Number(s)		
Mandeep Chagger			2014/3646/P		
Application Address			Drawing Numbers		
32-34 Monmouth Street London WC2H 9HA			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of existing extract duct on rear elevation					
Recommendation(s):		Granted Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	47	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site notice 13/06/2014 – 04/07/2014 Press advert 19/06/2014 – 10/07/2014</p> <p>Two letters were received from neighbouring properties with the following comments:</p> <ul style="list-style-type: none">1. No objection provided the applicant is required to perform annual maintenance on the equipment and complies with necessary mitigation measures to minimise the impact on local residential amenity.2. The noise report was created with the instruction from the applicant that the equipment is only used between 0830 and 2300. Therefore please ensure this time restriction is placed on any permission granted. <p>Officer comment: The above concerns raised would be conditioned if planning permission is granted, with adequate time either side for set up/clear down.</p>					
CAAC/Local groups comments:	<p>Covent Garden CAAC CAAC cannot comment without a photograph of the existing situation to make an informed comment.</p> <p>Officer comment: The CG CAAC was sent existing photographs for further comment. No timely comment was received.</p>					

Site Description

The application site, 32-34 Monmouth Street, is located along the western elevation of Monmouth Street and forms part of the larger 1980's development of Fielding Court, adjacent to the Seven Dial's junction. The application relates to the existing ground floor restaurant (Class A3) and enclosed rear courtyard behind the premises, with separate access from 26 Earlham Street only.

The restaurant currently benefits from an existing extract, however is significantly dated and inadequate for the restaurants continued operation. The rear courtyard also contains a further existing 3no. condenser units and a dated extract duct relating to the operation of 26 Earlham Street.

The property is not listed however, is located within the Seven Dial Conservation Area and London's Central Activity Zone.

Relevant History

2010/4861/P – Planning permission was granted on 22.11.2010 for the installation of 3 x condenser units to the rear at first floor level, and alterations to shopfront including relocation of doorway and reinstatement of glazed fan light panels at existing restaurant (Class A3).

Relevant policies

LDF Core Strategy and Development Policies

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS14 - Promoting high quality places and conserving our heritage
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours
- DP28 - Noise and vibration

CPG 2013
London Plan
NPPF

Assessment

1. Proposal

1.1 The application seeks permission for an extension to the existing extract duct to the rear of No.32-34 Monmouth Street. The extract duct would be situated in the existing lightwell and measures approximately 400mm x 1000mm and be constructed from galvanised steel with a specialist ventilation silencer attached to the top to further assist with noise attenuation. The proposed duct will terminate below the existing ridge line to the north and south of the surrounding buildings.

1.2 The main issues are:

- Design and impact on conservation area.
- Neighbour amenity.

2. Design and impact on conservation area.

2.1 The proposed duct will terminate below the existing ridge line to the north and south of the surrounding buildings, which will ensure that the duct is not visible from any public thoroughfares. The duct will be a typical structure of this type which is placed discreetly on one side of the wall rising vertically and terminating at roof level where it lies horizontally and discharges its emissions along the flat roof of the restaurant. The design and size of the duct is acceptable in this backland location where other plant is evident. It will therefore preserve the conservation area character.

3. Amenity

3.1 The applicant has submitted an acoustic report that indicates that the installation "should be capable of achieving the requirements of the local authority at the nearest noise sensitive premises". The noise officer has no objections subject to conditions.

3.2 The applicant has submitted a suitable filtration system and there should be no issues raised with odour/pollution. However, if any concerns are raised regarding pollution, this would be dealt with under EP legislation.

3.3 Fielding court is a residential block, however there are no windows or openings along rear north-west brick elevation which the proposed extract duct shall be affixed to. The nearest window is located at 26 Earlham Street at roof level, approximately 3.5 metres from the proposed duct. 26 Earlham street is currently used as a restaurant (Class A3).

3.4 The scheme is acceptable to environmental health officers; conditions will be placed to ensure the measures are installed in accordance with the recommendations and the equipment meets our noise standards.

Recommendation

Grant planning permission.