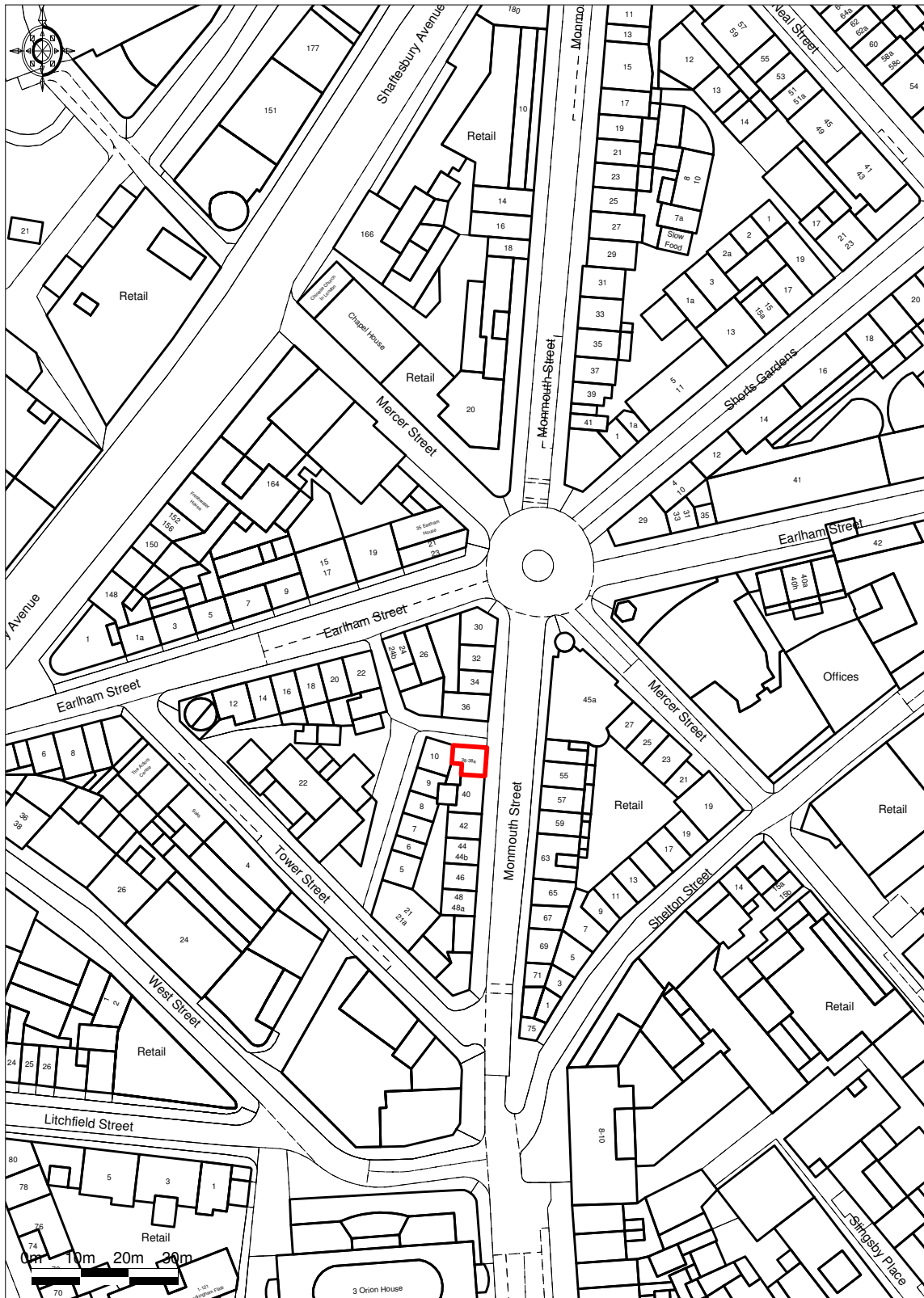


Site Location Plan

38 Monmouth Street, London, WC2H 9EP



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ROLFE JUDD LTD, OLD CHURCH COURT, CLAYLANDS ROAD, THE OVAL, LONDON SW8 1NZ



Photos showing the proposed louvre



Location of proposed louvre



Date: May 2014

Shopfront at 38 Monmouth Street

Delegated Report (Member's Briefing)		Analysis sheet	Expiry Date:	22/12/2014
		N/A	Consultation Expiry Date:	27/11/2014
Officer			Application Number(s)	
Fergus Freaney			2014/6666/P	
Application Address			Drawing Numbers	
38 Monmouth Street London WC2H 9EP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of louvre panel in shopfront stallriser (retrospective).				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice: 31/10/2014 – 21/11/2014 Press notice: 06/11/2014 – 27/11/2014 No comments received.					
CAAC/Local groups comments:	Covent Garden CAAC – No comments received Covent Garden Community Association - Objection. <ul style="list-style-type: none"> • Objection to the unsymmetrical stall risers and the installation of metal grilles on only one side at front and side elevation, which is inappropriate in the conservation area. • The Seven Dials Renaissance study, comments on the shopfront of 38 Monmouth Street, which detail how the shopfront should be improved. This does not include making the building unsymmetrical or installing metal grilles. • The applicant has completed this work, making this a retrospective application. <u>Officer comment:</u> Please see section 6 of report below.					

Site Description

The site is located on the west side of Monmouth Street at the corner with a pedestrian route (Tower Court). It comprises an end of terrace 4 storey property with a retail unit at ground floor level.

The site is not listed, but is within the Seven Dials Conservation Area.

Relevant History

No recent relevant history

Relevant policies

NPPF (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

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

Camden Planning Guidance as amended 2013

CPG1: Design

CPG6: Amenity

Seven Dials Conservation Area Statement

Assessment

1. Proposal:

1.2 Permission is sought for the installation of a louvre panel within the stallriser at the front of the shop. During the course of the determination period the louvre was installed and this is therefore a retrospective application.

2. Assessment:

2.1 The proposed panel would measure – 1.15m x 0.4m and would be constructed from power coated aluminium to match the colour of the shopfront. The louvre would serve an internal chiller unit.

2.2 The shopfront is non-original but is of a traditional design. The louvre would be installed within the moldings on the stallriser to one side of main entrance and an existing louvre within the side of the shop (facing Tower Court) would be removed and shopfront made good.

2.3 The colour and positioning of the louvre would minimise its impact on the appearance of the shopfront and streetscene, furthermore there are examples of similar louvres within the wider Seven Dials Area. It is noted that the Covent Garden Community Association has objected to the scheme on the grounds that it would make the shopfront asymmetrical and would not improve the building in accordance with the Seven Dials Renaissance Study. The study suggests a number of alterations to include installing sash windows above the shopfront and re-installing an entirely new, more original shopfront. As this scheme is a minor alteration to an existing non-original shopfront, which broadly respects the detailing, it is not considered that in this instance the installation of the louvre would cause such harm to the shopfront as to be detrimental to the appearance of the host building or wider streetscene.

2.4 There would be no impact on the amenity of adjoining occupiers as the works to the shopfront would be minimal and the proposed chiller units would be housed entirely within the shop, therefore not creating a noise issue. Nonetheless, a condition will be added requiring that any noise emitted from the proposed internal plant is at least 5db below the existing background level (LA90) to accord with Camden's LDF policies and CPG

3. Recommendation: Grant Conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on 1st December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Rolfe Judd Planning - P5679
Old Church Court Claylands Road
Oval London SW8 1NZApplication Ref: **2014/6666/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

27 November 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission GrantedAddress:
38 Monmouth Street
London
WC2H 9EP**DECISION**Proposal:
Installation of louvre panel in shopfront stallriser (Retrospective)
Drawing Nos: Site location plan; 20761-01; Basement and ground floor plans; ADP-Plan
Projet; 004; A10.0

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 20761-01; Basement and ground floor plans; ADP-Plan Projet; 004; A10.0

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION