

RL/JD/P5913
13 May 2015

Planning - Development Management
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

Dear Sirs

Town & Country Planning Act 1990 (as amended)
17 Monmouth Street, London, WC2H 9DD
Full planning application to create a louvred doorway to the rear of 17 Monmouth Street at ground floor level.

Planning Portal Reference: PP-04158449

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit a full planning application for the creation of an external louvred doorway into the rear of the premises, 17 Monmouth Street. All necessary planning documents and forms have been submitted electronically online via the Planning Portal. We enclose with this letter a cheque for the requisite planning application fee of £385.00.

Site Location and Description

The application site, 17 Monmouth Street, is a four storey Victorian building located along the eastern elevation of Monmouth Street; sitting adjacent with the pedestrian entrance into to Neal's Yard. The existing basement and ground floors are in currently retail (Class A1) use, while the upper floors of the building, first second and third, are all in residential (Class C3) use.

The application property is not listed, however is located within the Seven Dials (Covent Garden) Conservation Area. The conservation area appraisal does not recognise the building as being of historic or architectural importance.

This application relates specifically to the retail accommodation at ground floor and enclosed court yard to the rear of the building which is accessed from Neal's Yard. The existing rear court yard currently provides access to the residential unit at first, second and third floors.

Relevant Planning History

Planning permission (ref. 2375) was granted on 2nd September 1966 for use of the basement and ground floor of 17 Monmouth Street as a shop.

Architecture Planning Interiors

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Planning permission (ref. 2439) was granted on 21st September 1966 for the installation of a new shop front at 17 Monmouth Street.

Planning permission (ref. 2598) was granted on 13th October 1966 for the erection of a single storey addition at the rear of No. 17 Monmouth Street to provide bathroom and toilet facilities.

The Proposal

The applicant seeks the provision of a louvred doorway to the rear ground floor elevation of 17 Monmouth Street to provide access into an internal plant room to accommodate a new condenser unit to service the existing retail accommodation. The proposed louvred door will be constructed from aluminium measuring approximately 300mm x 800mm x 1965mm and painted black to match the existing metal work within the rear court yard.

The proposed internal plant room will measure approximately 636mm x 1170 and be constructed from specialist concrete brick work to attenuate against any possible noise or vibration omitted by the proposed condenser unit. To accompany the application, an acoustic report has been prepared by consultants Hann Tucker in support of this application which confirms that the internal condenser unit will not impact upon the existing residential accommodation at first, second and third floors.

Please refer to the existing and proposed drawings no. 22627-01, 22627-02, 22627-03 and 22627-04 for further details.

Design & Access Statement

Please refer to the submitted design and access statement which has been submitted online via the Planning Portal. A new louvred access door to the rear ground floor elevation and will not affect residential access to the upper first, second and third floors. The plant room will be opened quarterly during the year to allow for specialist inspection and maintenance work to be undertaken.

Acoustic Assessment

An accompanying acoustic assessment has been prepared by consultants Hann Tucker and is submitted as part of this application. The assessment has been completed to determine whether the plant noise emissions at the nearest noise sensitive window will be in accordance with the Camden's local guidance. The assessment demonstrates that the proposed internal plant with suitable louvred doors will be capable of achieving Camden's specific acoustic requirements, as set out Development Management Policy DP28: Noise and Vibration, and will not affect the nearest noise sensitive window nor result in any harm to existing residential amenity nearby, in terms of undue noise nuisance and disturbance over and above what presently exists.

Planning Policy Consideration

The proposal includes the provision of a new aluminium louvred door to the rear ground floor elevation at 17 Monmouth Street in connection with the existing retail accommodation at basement and ground floors. The proposed louvred door will provide external access into a new plant room located towards the rear of the existing retail accommodation and allow for the servicing and ventilation of a new condenser unit. The internal plant room will measure approximately 0.74 sq.m and be appropriately constructed from concrete blocks which are specifically noise attenuated. The

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internal walls will be further lined with an acoustic lining to prevent any possible noise or vibrations penetrating to the residential accommodation on the buildings upper floors. This we consider to be in accordance with Camden Planning Guidance CPG1 Design which notes that buildings services equipment should be incorporated where appropriate within developments; thereby ensuring minimal impact upon the surrounding built character and environment and preventing undue harm to neighbouring amenity.

The proposal we consider has been carefully designed to complement the existing external appearances to the rear of 17 Monmouth Street and therefore fulfils the requirements outlined within Development Management Policy DP25: Conserving Camden's Heritage and Core Strategy Policy CS14: Promoting high quality places and conserving our heritage, to ensure that the development is of the highest architectural standards and in context of the existing surroundings. We also note that towards the rear of the premises forms an enclosed court yard which has no public access with limited views from the wider conservations area or adjoining properties, thus the proposal will not, it is considered, impact upon the historic character of Seven Dials Conservation Area.

Summary and Conclusion

The proposal seeks planning permission for the provision of a louvred door to the rear of 17 Monmouth Street in connection with the existing retail unit at basement and ground floors. The proposed louvred doors will be constructed from aluminium and painted black. The rear of 17 Monmouth Street is enclosed by adjoining buildings and a large wall fronting the passageway into Neal's Yard, therefore there will be limited visual impact upon adjoin premises or the conservation area. An acoustic report submitted with the application confirms that the internal condenser unit will not impact upon the residential amenity with the proposed louvred doors and internal block work.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information and would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully



Rupert Litherland
Rolfe Judd Planning Limited

Encl. Cheque for £385.00