

RL/P6028
5th October 2015

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

For the attention of: Gideon Whittingham

Dear Mr. Whittingham

St Martins House, 65-75 Monmouth Street, London, WC2H 9DJ
Planning and listed building consent for the relocation and replacement of existing air-conditioning units to a new roof-top plant enclosure.

Planning Portal Ref. PP-04541661

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit a full planning and listed building application for the relocation and replacement of existing air conditioning units to a new roof-top plant enclosure.

In order to assist with your consideration the following information has been submitted online via the Planning Portal:

- Application Form
- Site Location Plan
- Design, Heritage & Access Statement, prepared by Morrow + Lorraine
- Existing and Proposed Drawings, prepared by Morrow + Lorraine
- Acoustic Report, prepared by Hann Tucker
- Completed CIL Form

Site Description and Location

The application site comprises a number of individual properties numbered 65-75 Monmouth Street and 1, 3, 5 Shelton Street, which collectively are known as St Martin's House. The application site forms an irregular wedge shape to top end of Upper St. Martin's Lane. The property is a prominent corner building leading into Seven Dials, with a dual frontage along Monmouth Street and Shelton Street. The property currently comprises a mixture of retail (Class A1) uses at ground and basement floors with office (Class B1) accommodation on the upper four floors. Access to the upper floor offices is via the office reception area within 69 Monmouth Street or 5 Shelton Street.

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

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The property is located within Seven Dials Conservation Area, the Central London Activity Area and 65-71 Monmouth Street, which forms part of St Martin's House, is Grade II Listed. The remainder of St. Martins House, 73-75 Monmouth Street and 1, 3, 5 Shelton Street are not listed and form part of a 1980's complete redeveloped site by Terry Farrell. No original fabric or historic architectural features of importance remain within St. Martins House.

Relevant Planning History

On 12th May 2015, planning and listed building consent (ref. 2014/4870/P & 2014/5224/L) was approved by the Council for:

"Change of use of part second, part third and fourth floors from office (Class B1) to 4 self-contained flats (3 x 1-bed, 1 x 2-bed) (Class C3); change of use of part basement, part ground and part first floors from retail (Class A1) and office (Class B1) use to retail (Class A1); change of use from office entrance (Class B1) at ground floor (No.69 Monmouth Street) to create new retail (Class A1) unit and frontage; external alterations to Shelton Street to create new residential and office entrance; and associated internal alterations to include repositioning of existing lift and stairs and refurbishment works and plant".

Subsequently an application for a non-material amendment (ref. 2015/2738/P & 2015/1991/L) was approved on 7th July 2015 which sought the following:

"Amendment (relating to the reconfiguration of roof form and associated plant, alteration of shopfront, access and fenestration) to planning permission ref 2014/4870/P granted on 12/05/2015 (for the change of use of building to provide office (Class B1), residential (Class C3) and retail uses (Class A1) and associated elevational and internal alterations)".

This application is submitted in association with the above two planning permissions for the wider refurbishment of St. Martins House.

The Proposal

The applicant is seeking to refurbish the application site in association with the recent planning permission 2015/2738/P & 2015/1991/L to create new retail, residential and office accommodation. As part of the building's overhaul, the existing air conditioning units located unsympathetically at roof-level require an upgrade to ensure high quality commercial space can be offered to incoming tenants. As part of this upgrade, the applicant has decided to consolidate and relocate all units within a sunken roof top enclosure which will de-clutter the existing roof scape. We confirm that the proposed plant enclosure included as part of this application was previously approved under permissions ref. 2015/2738/P & 2015/1991/.

The proposal will remove and upgrade the 6no. existing air condition units and propose a further 2no. new air conditioning units to meet the building's operational needs. This would provide a total of 8no. new air conditioning units located within proposed roof-top plant enclosure. The proposed plant equipment has been carefully chosen by environmental consultant Hann Tucker to ensure that they meet the necessary operational performance, while reducing the existing background noise levels as effectively as possible. A supporting acoustic assessment has been submitted with the application and is detailed further below.

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Please refer to the existing and proposed drawings for further details on the proposed air conditioning unit's locations.

Design and Access Statement

Please refer to the submitted Design, Heritage and Access Statement which has been submitted online via the Planning Portal. The proposed air conditioning units will not impact upon any access or escape routes from the building and will be accessed quarterly over the year for the purpose of maintenance and servicing.

Acoustic Assessment

An accompanying acoustic assessment has been prepared by environmental 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 replacement and new air conditioning units together will be capable of achieving the Council'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 or disturbance over and above what presently exists.

Planning Policy Consideration

The proposal includes the replacement of 6no. existing units with improved and quieter air conditioning units, including 2no. new additional units to the roof-top enclosure. The replacement plant will be necessary for the future operation of the building by incoming tenants.

The proposed plant equipment will be positioned within the previously consented location to the centre of the flat roof and sunken below ridge level. Each air condition unit will be carefully affixed to the inside of the external plant enclosure which will not be visible from any public views. This we consider to be in accordance with Camden Planning Guidance CPG1 Design which notes that buildings services equipment, where possible, should be incorporated within developments appropriately; thereby ensuring minimal impact upon the surrounding built environment and wider conservation area and preventing undue harm to neighbouring amenity. It is also recognised that by removing the existing plant from the building's roof line, it will significantly enhance the external appearance of the listed building in accordance with local Policy DP25 - Conserving Camden's Heritage.

As noted, the plant's proposed location within the previously consented plant enclosure will be secluded, with no public access or visible views from the wider conservations area or adjoining historic premises; thus the proposal will not impact upon the historic character of Seven Dials Conservation Area. As a result, it is considered that the proposal would satisfy 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 development does not impact upon a building's or surrounding area's historic architectural qualities.

The proposed replacement and installation of new air conditioning units will satisfy the Council's

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criteria and policy requirements in so much that when operated, the proposed units will not cause detrimental harm to the local amenity in terms of their appearance, setting and noise. The plant proposed and encasements ensure that noise levels would remain in compliance with the Council's thresholds while in operation. The proposal would therefore safeguard the amenities of the adjoining premises and the area in accordance with the requirements of Core Strategy Policy CS5, and Development Management Policies DP26 and DP28.

Summary and Conclusion

The proposal seeks planning and listed building consent for the relocation, replacement and installation of new air conditioning units at roof level in association with the proposed refurbishment of St. Martins House. The proposed plant equipment will be located within a new roof top plant enclosure, as was previously consented this year, with no visual impact upon adjoining premises, the surrounding conservation area or the historic character of the listed building. An acoustic report has been submitted with the application and confirms that the collective air conditioning units together will not impact upon the surrounding residential amenity. Instead, the relocation and replacement of the existing units will likely lead to a reduction in the existing background noise levels and provide a positive impact.

We trust that this application along with the submitted information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. However, should you require any further information or would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours sincerely



Rupert Litherland
Rolfe Judd Planning Limited

