

Mr. Rupert Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2015/5642/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

21 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St. Martins House
65-75 Monmouth Street
London
WC2H 9DG

Proposal:
Relocation and replacement of existing air-conditioning units to new roof-top plant enclosure.

Drawing Nos: Site Location Plan P4812/RJP/P01; (00)_106 P01; (00)_200 P01; (00)_201 P01; (00)_16 P01; (00)_312 P01; (00)_220 P01; (00)_221 P01; Design and Access Statement: September 2015; Environmental Noise Survey & Plant Noise Assessment Report 20810/Pna2, prepared by Hann Tucker Associates, dated 9 June 2015; Letter (ref: RL/P6028) prepared by Rupert Litherland , dated 5th October 2015.

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 P4812/RJP/P01; (00)_106 P01; (00)_200 P01; (00)_201 P01; (00)_16 P01; (00)_312 P01; (00)_220 P01; (00)_221 P01; Design and Access Statement: September 2015; Environmental Noise Survey & Plant Noise Assessment Report 20810/Pna2, prepared by Hann Tucker Associates, dated 9 June 2015; Letter (ref: RL/P6028) prepared by Rupert Litherland , dated 5th October 2015.]

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 Reasons for granting permission.

The proposal seeks to relocate and replace plant currently behind the main parapet along Monmouth Street, to a centrally located area at main roof level within a new enclosure.

The proposal would rationalise existing plant at roof level, and be centrally located

within a new acoustic enclosure to screen both public and high level private views. The height of the roof would be amended to disguise the location of plant behind the screen created by continuing the existing pitch. The building has been significantly altered in the past. It contains little of architectural interest internally and the roof appears to have been replaced. The significance of the listed building solely relates to the external facades and the contribution they provide to the terrace and wider streetscape.

The proposed changes do not alter the existing facades and thus not affect the building significance nor its character and appearance. The roof cannot be seen from the public realm and raising the height marginally is not considered to affect the proportion of the building or the setting of the adjoining listed building which have also been altered in the same manner as the subject site and now forms a single unit.

A noise report has been submitted which predicts that the noise level from the plant would not exceed the minimum background level at the nearest noise sensitive receptor. The noise report has been assessed and is considered acceptable subject to suitable conditions.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. The Covent Garden Community Association commented and raised no objection.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 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.

- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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



Ed Watson

Director of Culture & Environment