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BY ONLINE SUBMISSION ONLY

7th March 2016

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF AN EXTERNAL AIR CONDITIONING UNIT AND SECURITY ALARM SYSTEM AT 48 MONMOUTH STREET, LONDON, WC2H 9EP.

On behalf of Estee Lauder (the Applicant), please find enclosed an application for full planning permission and listed building consent for the above proposal at 48 Monmouth Street, London. The application proposes the installation of an air conditioning unit to the rear of the property together with the installation of a security alarm system and health and safety provisions including a fire alarm system.

The application has been submitted via the Planning Portal (ref. PP-04860111) and comprises the following:

- Location plan (scale 1:1250);
- Accompanying drawings;
- Plant Noise Impact Assessment Planning Report (prepared by NSL, ref: RF 85761/NIA)
- Technical Specification of Air Conditioning Systems

Please note that the requisite planning application fee of £385 has been made via the Planning Portal website.

Site Description and its Surroundings

The site

48 Monmouth Street is a Grade II listed property located within Seven Dials (Covent Garden) Conservation Area. It was first listed on the 12th April 1990 and copy of the listing description is provided below (42-48 Monmouth Street, ENGLISH HERITAGE BUILDING ID: 1322123).

“Terrace of 4 houses with later shops. c1792-3. Brown stock brick with slate mansard roofs and dormers. EXTERIOR: 3 storeys, attics and basements. 2 windows each. Nos 42 & 44 with late C19 wooden, pilastered shopfronts and panelled house doors with fanlights. Nos 42 and 48 C20 shopfronts. Gauged brick segmental arches to recessed 2 and 4-pane sashes on upper floors. Coped parapet. Rear elevations with wall stacks, 2 with angled flues and chimney surrounds; sashes with gate stops. INTERIORS: with closed string staircases



having square section balusters, moulded handrails and simple Doric newels; top landing newels with extra Doric colonnette where handrails intersect. All with moulded wood architraves. No.42, alcove forming glazed china cabinet in front room. No.44, 1st floor with C18 marble fireplace, 2nd floor with cornice and late C18 fireplace, 3rd floor, late C18 fireplace. No.46 with plain dado panelling and matching door architrave, late C18 moulded plaster cornice in 1st floor front room. No.48, 1st floor rear left room, panelled dado and later C18 corner fireplace with dentil cornice. Front 1st floor room with panelled dado. HISTORICAL NOTE: these houses retain the scale and plot size and reuse features of earlier houses on the site erected by Thomas Neale”.

48 Monmouth Street is 4 storeys in height with a basement. The ground floor is currently vacant but was recently in use as a retail unit and was occupied by retailer SCREEN FACE. Advertisement and Listed Building Consent applications (Ref: 2016/0145/A and 2016/0147/L respectively) were approved on 3rd March 2016. The applications relate to the installation of external signage, alongside internal store refurbishments at 48 Monmouth Street to allow the occupation of the retail unit by the retailer, Le Labo.

The surroundings

The building is located on the western side of Monmouth Street which is a popular shopping street in Seven Dials. Monmouth Street is predominately comprised of A1 retail units, with the majority of these occupied by small independent retailers. A roundabout linking Monmouth Street, Earham Street, Shorts Gardens and Mercer Street is approximately 185ft to the north of the building.

Relevant Planning History

In addition to the recently approved advertisement and listed building consent applications detailed earlier in this letter, Table 1 below provides the relevant planning history records for the site following research of the online statutory register provided by Camden Council.

Reference	Proposal	Decision
2005/0090/L	Internal alterations associated with the conversions of the upper floors to a single residential maisonette	Withdrawn
2005/0089/P	The flexible use of the first, second and third floors for either Class B1 (office) use or as Class C3 use as a self-contained two bedroom residential unit.	Withdrawn
LS9704553R2	The display of a fascia sign and the erection of a retractable canvas awning with the same sized sign as on the fascia, as shown in drawing nos 073/EL002, 003, 004 and XX002	Grant LB consent with conditions 26/09/1997
AS9704552R2	The display of a fascia sign and the erection of a retractable canvas awning with the same sized sign as on the fascia, as shown in drawing nos 073/EL002, 003, 004 and XX002	Grant approval for advertisement 26/09/1997

LS9604164	Erection of a hanging sign on a bracket for each shop and the erection of a plaque for the building number of each shop, as shown on drawing numbers 14355/27A (plus extract for No.42) and /29.	Grant LB Consent with conditions 30/10/1996
AS9604164	Erection of one square handing sign (non-illuminated) for each shop, 0.6m by 0.6m on a bracket, as shown drawing numbers 14355/27A (plus extract of 27A for No. 42 and /29)	Grant approval for advertisement – there are no public documents for this application
9570331R1	Internal alterations associated with the conversion of the upper floors to residential use and the installation of a new shop front, as shown on drawing numbers 14355/1, 9, 10, 12, 13, 19, 20 & 21	Grant LB Consent with conditions 25/01/1996
9501779R1	Dual use of the first, second and third floors for either Class B1 (office) use or as a self-contained two bedroom residential unit and the installation of a new shopfront to allow for separate access to the upper floors, as shown on drawing numbers 14355/1, 9, 10, 12, 13, 19, 20 & 21.	Grant permission subject to Section 106 25/01/1996
9570396	Internal alterations to basement and second floor rear room, as shown on drawing number 14355/15	Grant LB consent with conditions 08/12/1005

Table 1: Site Planning History

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence.

The Statutory Development plan for Camden Council comprises:

- Camden Core Strategy 2010 – 2025 (adopted 2010)
- Camden Development Policies 2010-2025 (adopted 2010)

Camden Council is under legal duty to have regard to all material considerations. This includes the Government's National Planning Policy Framework (NPPF) (2012) alongside Supplementary Planning Guidance and Documents (SPG and SPD). These include:

- Camden Planning Guidance 6 Amenity
- Seven Dials Estate conservation area appraisal and management strategy (1998)

Proposals Map

The adopted planning policy map designates the site as follows:

- Archaeological Priority Area
- Central London Area (Clear Zone Region) CLA
- Seven Dials (Covent Garden) Conservation Area



Map 1: extracted policies map from Camden Council

Camden Core Strategy 2010 – 2025 (adopted 2010)

Policy CS5 (Managing the impact of growth and development)

The Council will manage the impact of growth and development in Camden. Particular attention will be given to protecting and enhancing the environment and heritage and the amenity and quality of life of local communities.

Policy CS14 (Promoting high quality places and conserving our heritage)

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character and by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Development Policies 2010-2025 (adopted 2010)

Policy DP25 (Conserving Camden's heritage)



In order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. To preserve or enhance the borough's listed buildings, the Council will not permit development that it considers would cause harm to the setting of a listed building.

Paragraph 25.12 states that the Council has a general presumption in favour of the preservation of listed buildings. Paragraph 25.13 states that in order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

Policy DP26 (Managing the impact of development on occupiers and neighbours)

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Policy DP28 (Noise and Vibration)

The Council will seek to ensure that noise and vibration is controlled and managed. The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed its noise thresholds

Material Considerations

Camden Planning Guidance 1 Design (adopted 2015)

Development will only be permitted within conservation areas that preserve or enhance the character and appearance of an area.

Camden Planning Guidance 6 Amenity

A detailed acoustic/noise and vibration information in the form of a report will be required if development proposes the installation of plant, ventilation or air conditioning equipment.

Seven Dials Estate conservation area appraisal and management strategy (1998)

Policy SD2 states that appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate.

National Planning Policy Framework (NPPF) (March, 2012)

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment, by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 123 states that planning decisions should aim to:

- *“Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”.*

Paragraph 132 of Section 12 (*Conserving and Enhancing the Historic Environment*) sets out a presumption in favour of conservation when considering applications for development that impact the significance of a designated heritage asset. The more important the asset, the greater the weight should be.

In determining planning applications, Local Planning Authorities (LPA's) should take into account the desirability of sustaining and enhancing significant heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability new development making a positive contribution to the local character and distinctiveness of an area (paragraph 131).

When considering applications for development that affect the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal (paragraphs 133 and 134). A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 135).

The Proposal

This application seeks planning permission for the installation of an air conditioning to the rear of the retail unit with the requisite condenser unit located on the flat roof at the rear of 48 Monmouth Street. The air conditioning unit will be a Mitsubishi MSZ-EF35VES Inverter Heat Pump and the technical specifications for this unit have been provided.

In addition to this, permission is also sought to install a number of health and safety and security features within the retail unit. This includes emergency lighting, a number of security cameras and sensors at ground floor and first floor level, and fire alarm sensors throughout the retail unit. The exact location and number of these is detailed on the accompanying planning application drawings.

Acceptability of the Proposal

The main principles to consider in the acceptability of the proposed works to 48 Monmouth Street are the impact on the historic building in terms of design together with the impact to the neighbouring properties in terms of noise and disturbance. We, therefore, consider these issues below.

Design - Use, Amount, Layout, Scale and Appearance

48 Monmouth Street is a Grade II listed property located within Seven Dials (Covent Garden) Conservation Area. The location of the plant has been carefully considered so as to not impact the historical value of the building and is located to the rear of the property. Whilst the unit is partially visible to a couple of the neighbouring properties, we would highlight that a number of the retail properties along Monmouth Street also



have rear plant and machinery which is also partially visible. As such, it is considered that the location of the air conditioning unit is acceptable as the principle has already been set by adjacent properties.

In terms of the security alarm system and health and safety provisions the works are de-minimus and do not impact upon any feature detailed in the listing of the property. Furthermore, the recent listed building consent will allow a series of internal works which the security systems will flow from without impacting on the architectural integrity of the building. In light of this, it is considered that the latest proposed works are also acceptable

Noise Considerations

The accompanying Noise Impact Assessment states that the proposed plant's emissions are not considered to give rise to adverse impacts at the neighbouring properties and therefore no mitigation measures are proposed, apart from the use of appropriate vibration isolation mountings which will be incorporated. .

Based upon the results of the Noise Impact Assessment it is considered that the unit is policy compliant and acceptable.

Conclusion

This application seeks planning permission for the installation of new plant on the flat roof at the rear of 48 Monmouth Street together with the installation of security alarm system and health and safety provisions. The proposed plant will serve the retail premises on the ground floor and will operate during the daytime to provide both cooling and heating.

The location of the plant has been carefully considered as to provide minimal visual impact on neighbouring residential properties. The security alarm system and health and safety provisions are de-minimus and do not affect any feature of the listed building that impacts upon its architectural integrity.

A Noise Impact Assessment has been completed and demonstrates that the proposed plant's noise emissions are not considered to give rise to adverse impacts at the neighbouring residential properties and therefore no mitigation measures are proposed, apart from the use of appropriate vibration isolation mountings.

The application proposal is therefore compliant with relevance planning policy and the NPPF that such proposals should be granted planning permission without delay.

I look forward to receiving confirmation of receipt of the application and the subsequent timetable. If you require any further information please do not hesitate to contact Ashley Collins on 0207 399 5485 with any queries.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Ashley Collins', written over a faint circular stamp.

Ashley Collins
Planning and Development
For and on behalf of JLL