

Application ref: 2018/2756/L
Contact: Obote Hope
Tel: 020 7974 2555
Date: 23 November 2018

Development Management
Regeneration and Planning
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Ink Associates
10 Chancel Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**35-37 Monmouth Street
LONDON
WC2H 9DD**

Proposal:

Internal and external alterations associated with the installation of air condenser unit with acoustic screen within the link passage between Neal's Yard and Monmouth Street and internal air condenser units at lower-ground floor level.

Drawing Nos: CM-017_P-00, CM-017_P-01, CM-017_P-02, CM-017_P-03, CM-017_P-04, CM-017_P-05 REVA, Design, Access and Heritage Statement commissioned by INK no date.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The host building is located on Monmouth Street and the adjoins Neil's Yard to the rear. The proposed 2 x external air condenser units would be wall mounted within the existing plant area to the rear with louvered timber enclosure and located in the pedestrian link towards Neil's Yard and hidden by the high parapet wall. The Conservation and Design Officer raised no objection to the proposal indicate the proposed units would be wall mounted at high level and concealed in enclosing joinery to match the rest of the shop-fitted interior via a new Timber moulding to front edge of new bulkhead, to match the existing profile. The internal fitting would also include opening within the front face of new bulkhead, which would act as supply air grille for the external air condenser units and any cornices to be replaced would be an identical match to the existing. As such, no harm to special architectural interest, whether in historic fabric or interior decoration, additional to that already caused by the proposed works as a result of the proposed works.

It's proposed to install 2 x internal air condenser units at basement level, the wall mounted air condenser would be located within the internal corridor which serves the offices. Another would be mounted within a back of house ceiling and ducted to serve the front of house would be via ducts and grille. In terms of their number, scale and location the proposed units would not cause harm to the special interest of the listed building. There is no visible evidence of the original interior feature. As such, the inner section of the current basement is not considered to offer special historic or character interest nor would there be any changes to plan form of the host building. Thus, the works would ensure that there is no harm. Furthermore, the proposed external units would be located to the rear of the building and would have visibility from the pedestrian link entrance into Neil's Yard and from the oblique views from Seven Dials Court, ensuring little harm is caused to the character of the surrounding conservation area. The less than substantial harm it would cause is outweighed by the public benefit derived from the Public Use.

Two objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

As such, the proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning