

Application ref: 2018/2123/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 23 November 2018

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

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Ink Associates  
10 Chancel Street  
London  
SE1 0UX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal:

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 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.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to use, plant or equipment and any ducting at the development, shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the occupiers of the site and the surrounding premises are not adversely affected by vibration, in accordance with the requirements of policies G1, CC1, D1, A4 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment and specified noise mitigation measures at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 No sound emanating from the use shall be audible within any adjoining premises between 10:30 hrs and 19:00 hrs Monday to Friday, Saturday 10:00 hrs - 19:00 hrs and Sunday 12:00 hrs - 18:00 hrs.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

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. It is indicated that 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, this element would be conditioned. As such, no harm to special architectural interest, whether in historic fabric or interior decoration, additional to that already caused by the existing risers and ductwork would result. The proposal would not have an impact with access to and from the site given the proposed external unit would be located approximately 2.4m from pavement level.

The number, scale and location of the proposed units would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. The Council's Noise Officer has reviewed the submitted acoustic report and has confirmed that, provided the plant equipment and pipework are installed with anti-vibration mounts, as recommended within the Environmental Noise Assessment, the proposal would comply with Camden's Plant Noise Criterion.

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.66 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 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

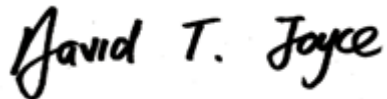
be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning