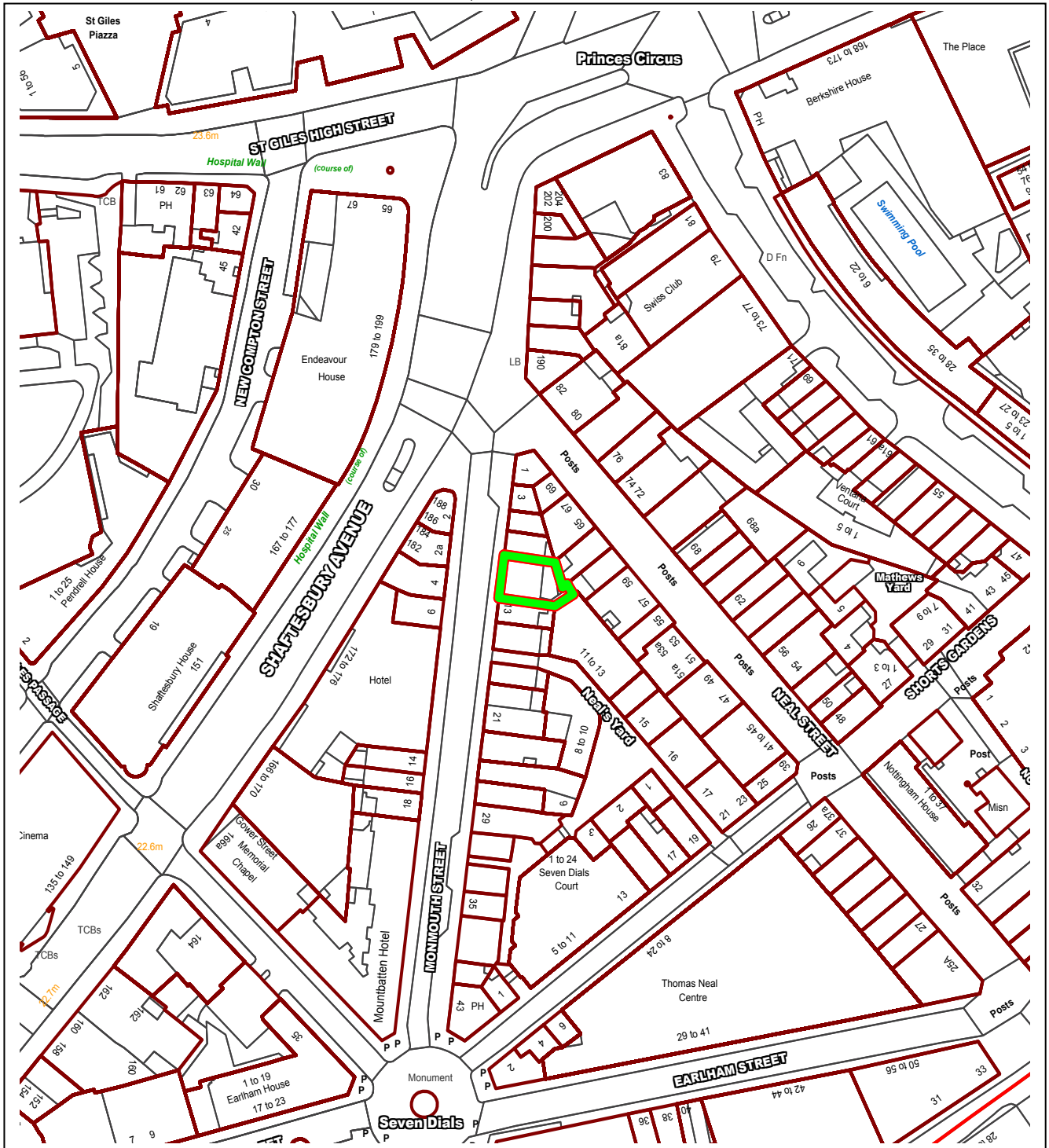
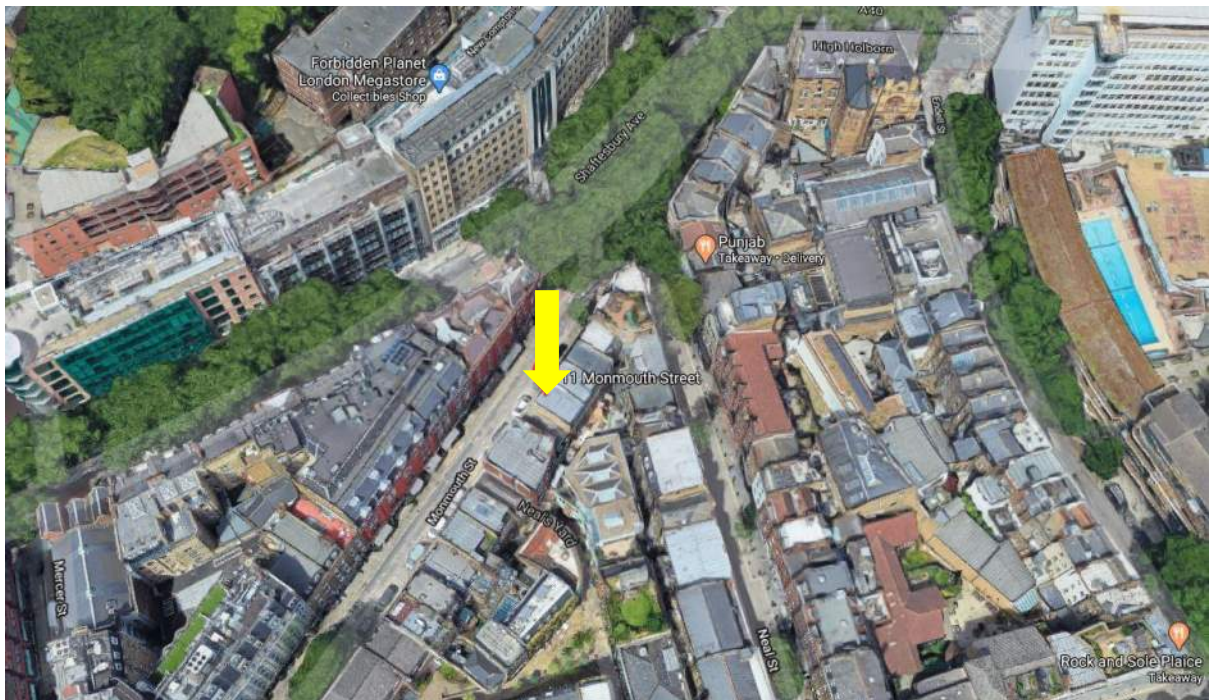


# 2019/4442/P – 11 Monmouth Street, London, WC2H 9EQ

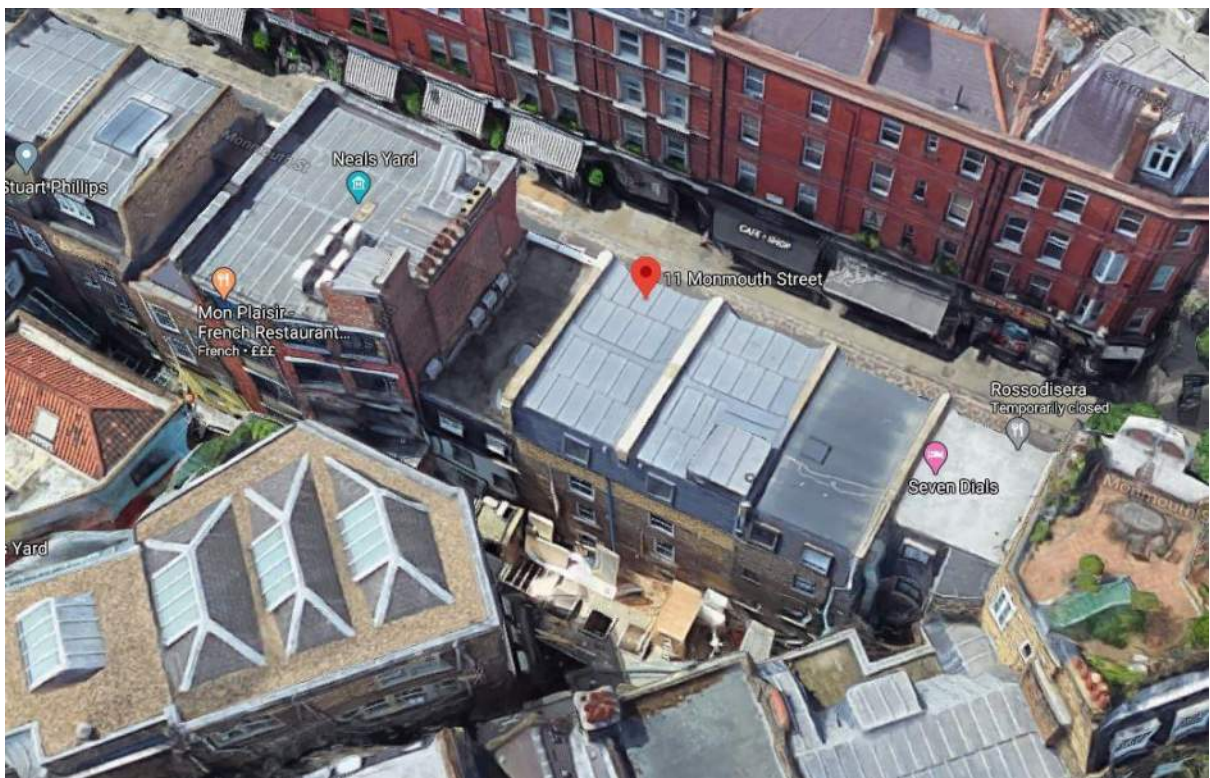


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## 1. Aerial View



## 2. Rear Aerial View



### 3. Front Elevation



<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>20/12/2019</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>24/11/2019</b>
<b>Officer</b>		<b>Application Numbers</b>	
Mark Chan		2019/4442/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
11 Monmouth Street London WC2H 9EQ		Please refer to decision notice	
<b>Proposals</b>			
Alterations to shopfront and installation of 2x HVAC condenser unit and external louvre on rear elevation.			
<b>Recommendations:</b>	Grant conditional planning permission		
<b>Application Types:</b>	Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0
<b>Summary of consultation responses:</b>	<p>A site notice was displayed outside the site from 30/10/2019 until 23/11/2019.</p> <p>Press notice was published in the local press from 31/10/2019 until 24/11/2019.</p> <p>No comments and objections were received from neighbouring occupants.</p>					
<b>CAAC/Local groups comments:</b>	<p>One objection was received from the <b>Covent Garden Community Association (CGCA)</b>; the objection can be summarised as:</p> <ol style="list-style-type: none"> <li>An exceptional case for external air conditioning units has not been made. Units in rear lightwells are often noisy and always environmentally unfriendly. Ask the applicant to use an internally-mounted air cooling mechanism if heat reduction is really necessary during the Summer months.</li> </ol> <p><i>Officer's comment: See 'Sustainability' Section</i></p> <ol style="list-style-type: none"> <li>The shopfront windows should not be fully openable. Although the drawings do not show this, we have seen consented drawings that have been unclear on this point in the past, so we wish this to be made explicit.</li> </ol> <p><i>Officer's comment: See 'Design' Section</i></p> <ol style="list-style-type: none"> <li>We note that the projecting signage is hanging, which is appreciated in so far as it is in accordance with the Seven Dials Renaissance Study planning reference document.</li> </ol>					
<b>Site Description</b>						
<p>The application site consists of a vacant ground floor retail unit in a four-storey building. The building is part of a terrace along the eastern side of Monmouth Street. The condition of the unit and shopfront are satisfactory. The nearest residential properties are the flats on the upper floors of the subject and nearby buildings.</p> <p>The site is located within the Seven Dials Estate Conservation Area but does not contain a Listed Building.</p>						
<b>Relevant History</b>						
<p><b>2019/5438/A</b> – Associated Advertisement Consent application for the display of 1x externally-illuminated fascia sign and 1x externally-illuminated projecting sign to the shopfront. Pending decision subject to determination of the current application.</p> <p><b>2015/2692/P</b> – Erection of a mansard roof; alteration to rear elevation and change of use of first to fourth floor from ancillary retail (A1) and office space (B1) to hotel (C1) to create additional 16 x bedrooms in connection with the adjoining hotel. Granted 07/03/2017.</p> <p><b>2014/5329/P</b> – Alterations to shopfront to provide a new opening. Granted 15/12/2014.</p>						

## Relevant policies

**National Planning Policy Framework 2019**

**London Plan 2016**

**Draft London Plan Intend to publish 2019**

**London Borough of Camden Local Plan (2017)**

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

D3 Shopfronts

C6 Access for all

G1 Delivery and location of growth

CC1 Climate change mitigation

CC2 Adapting to climate change

**Camden Supplementary Planning Guidance**

CPG Design (2019)

CPG Amenity (2018)

CPG Adverts (2018)

**Seven Dials Estate Conservation Area appraisal and management strategy (1998)**

## Assessment

### 1. Proposal

1.1 Planning permission is sought for alterations to the existing shopfront and installation of 2x HVAC condenser units and external louvre on the rear elevation. The alterations to the shopfront comprise a new fascia sign and projecting hanging sign.

1.2 The lawful use of the existing unit is Class A1 (retail) and Starbucks outlets are considered to fall within this use class, as such no change of use is proposed as part of the proposals.

### 2. Revisions

2.1 No revisions have been sought for this application.

### 3. Assessment

3.1 The material planning considerations in the determination of this application are:

- Design (the impact of the proposal on the character and appearance of the host building and this part of the Seven Dials Estate Conservation Area);
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers); and
- Sustainability (the impact of the proposal on climate change).

### 4. Design and impact on Conservation Area

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas. Camden's Local Plan is supported by CPG Design (2019). The Council will not permit development that would result in less than substantial harm to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.

4.2 CPG Design (2019) provides further guidance relating to shopfronts (Chapter 6), and states that

alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself.

- 4.3 Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) is relevant. It requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 4.4 11 Monmouth Street is an unlisted building, which make a positive contribution to the Seven Dials (Covent Garden) Conservation Area. The building has been the subject of recent alterations, including a new shopfront at ground floor level. This shop front has been designed to respect the traditional character and appearance of the building, which also sits within a vibrant street that retains considerable historic character. The proposals would retain the existing shopfront, but install a new fascia sign and projecting hanging sign, and paint the timber black. The existing traditional architectural features such as stall risers and timber-framed glazing would be retained. The entrance door location would be unchanged as well. A flat black powder coated channel with concealed LED strip light at the width of the fascia sign would be installed between the fascia and shopfront. The LED strip light would be thin, concealed and not observable when viewed from public realm. The shopfront exterior and stall riser would also be painted black. The projecting sign would sit slightly lower than the fascia sign. Although Camden guidance generally recommends any hanging signs are positioned next to the fascia sign, this is considered acceptable in this instance given there is no uniform approach along this stretch of Monmouth Street.
- 4.5 The new condenser units mounted on wall brackets and drip tray and the new external louvre would be installed at the rear of the ground floor unit and would not be visible from the public realm. The size of the condenser unit is considered acceptable for equipment of its kind and the louvre opening is relatively small (200mm x 200mm). It is observed there are several existing external condenser units nearby and thus are not considered incongruous additions.
- 4.6 Overall, the proposed alterations to the shopfront is relatively minor and would respect the streetscene along Monmouth Street by maintaining the scale, proportions and architectural style of traditional buildings and surrounding facades. It is considered the materials, colour and architectural features of the proposed shopfront would complement the character and appearance of the wider Conservation Area in accordance with policies D1, D2 and D3 of the Camden Local Plan.

## **5. Amenity**

- 5.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 5.2 The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise level requirements as long as Section 6 of the Noise Impact Assessment (duct work mounted on attenuators, fans mounted on vibration isolators and housed within an enclosure) are implemented. The proposed condenser unit would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable, subject to condition.
- 5.3 Given the location and nature of the proposed works, they are not considered to cause harm to

the amenity of neighbouring residents in terms of outlook, daylight, privacy or noise disturbance.

## **6. Sustainability**

- 6.1 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. It also supports and encourages sensitive energy efficiency improvements to existing buildings.
- 6.2 Policy CC2 of the Local Plan requires all development to be resilient to climate change. It further states that active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.
- 6.3 The cooling hierarchy includes:
- Minimise internal heat generation through energy efficient design;
  - Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;
  - Manage the heat within the building through exposed internal thermal mass and high ceilings;
  - Passive ventilation;
  - Mechanical ventilation; and
  - Active cooling
- 6.4 Given the scale and scope of the proposed development and the constraints of the existing historic building, it is acknowledged that the scope to implement measures outlined in the cooling hierarchy are limited. The applicant has provided a statement to justify the installation of an active cooling system and condenser units. As part of day to day operations, a high level of internal heat from coffee machines and other equipment for the reheating of foodstuffs, including toasties and paninis, as well as dishwashers and coffee roasters would be produced. Due to the high frequency of use of the above-mentioned equipment and the constraints of the site, natural ventilation and other cooling methods higher up in the cooling hierarchy, would not be sufficient in cooling the unit to the required 22 degree Celsius.
- 6.5 The applicant also considered the use of other existing plant equipment. Nonetheless, it was found that no other units that could be utilised despite a number of HVAC units being located externally to the units that they serve, including to the roof of 15 Monmouth Street, and the roof of 2 Neal's Yard.
- 6.6 Overall, given the number of condenser units that would be installed and their necessity to the operation of the business and the constraints of the site, the proposed development is considered to be acceptable in this instance.

## **7. Conclusion**

- 7.1 On balance, the proposed development is considered acceptable and would preserve the character and appearance of the host building and conservation area, and not result in undue harm to the amenities of neighbouring occupiers and the environment, in accordance with policies A1, A4, D1, D2, D3 and CC2 of the Camden Local Plan.

## **8. Recommendation**



8.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17<sup>th</sup> August 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/4442/P  
Contact: Mark Chan  
Tel: 020 7974 5703  
Email: [Mark.Chan@camden.gov.uk](mailto:Mark.Chan@camden.gov.uk)  
Date: 12 August 2020

Telephone: 020 7974 **OfficerPhone**  
Evolve Architecture  
Unit 200 Right Hand Side  
Parkway  
Weston-Super-Mare  
BS22 6WA

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**11 Monmouth Street**  
**London**  
**WC2H 9EQ**

# DECISION

Proposal:  
Alterations to shopfront and installation of 2x HVAC condenser unit and external louvre on rear elevation.

Drawing Nos: 86203-001-01, 86203-001-02, 86203-001-03 rev A, 86203-001-04, 86203-001-05, 86203-M-1101, Noise Impact Assessment and HVAC Justification Statement ref: JT/TB/P19-2694

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:

Drawing Nos: 86203-001-01, 86203-001-02, 86203-001-03 rev A, 86203-001-04, 86203-001-05, 86203-M-1101, Noise Impact Assessment and HVAC Justification Statement ref: JT/TB/P19-2694

Reason:

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

- 4 Before the operation of the unit commences, plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be as per acoustic assessment Ref: L1190.1 V4, dated 12th March 2010 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>  
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 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).

**DRAFT**

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Economy, Regeneration and Investment

**DECISION**