

Monmouth Planning Ltd

Your ref: PP-10520107
Our ref: DZ/MONMOUTH ST

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410
fax: 020 7739 6618

5th January 2022

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

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
38 Monmouth Street
Planning Application – Installation of 3No. AC Units at Roof Level

Please find enclosed the planning application submitted via the planning portal for the installation of 3 AC Units at roof top level at 38 Monmouth Street.

To assist the Council in the consideration of this application we enclose with this planning portal submission the following documents:

- Site location Plan, Drawing number – A-001-P2
- Existing Roof plan, Elevations and Street Views, Drawings number – A-100-P2
- Proposed roof plan, Elevations and Street Views, Drawing number – A-200-P2
- 24 Hour Environmental Noise Assessment, Reference – CPT/2721121/040/REV01

The application fee of £462 has been paid online via the Planning Portal website.

The Site and Proposed Development

38 Monmouth Street is located at the corner of Monmouth Street and Tower Court close to the junction with the Seven Dials monument. The property comprises retail at basement and ground floor level with offices at first to third floor level. The office accommodation is accessed via a door facing onto Tower Court.

VAT REGISTRATION NUMBER: 203 0372 68

The building is not listed but is located within the Seven Dials Conservation Area.

The development proposed by this application is for the installation of 3 AC units mounted at roof level to service the office floors below. The units will be placed to the rear of the building away from the front elevations and adjacent to the existing units located at roof level.

Planning Considerations

The planning matters which we consider relevant to the proposed development are design/heritage and the impact upon residential amenity in terms of noise.

The plant will be located in a set-backed position on the roof, adjacent to the existing AC unit. The height of the plant will be lower than other structures that are on the roof and have been positioned in such a way that they will not be visible within the street scene, both in long and short views. It is for these reasons, that the proposals will not have any adverse impacts on the appearance of the building, nor on the conservation area. We therefore consider that the proposed development complies with Camden Local Plan Policies D1 and D2 (which seek high quality design and the preservation of historic assets).

The 24-hour Environmental Noise Assessment submitted with this application provides details of the noise levels required to meet the Council's standards. The assessment confirms that the existing minimum background noise levels are 51dBA and the required noise levels of the plant to meet the council's noise criteria is 41dBA. The Assessment provides details of the mitigation measures required to meet the noise criteria, which include a screen and mounting the units on anti-vibration mounts. We confirm that the AC units will be installed in accordance with the design criteria set out within the noise assessment and will operate so as not to cause harm to neighbouring occupiers. The proposed development therefore complies with Local Plan Policies A1 (which seeks to ensure neighbouring amenity is protected) and A4 (which seeks to ensure noise is controlled and managed).

On the basis of the above we trust the Council will agree that the proposals are acceptable and that you can grant planning permission. However, should you have any queries, or wish to discuss any of the enclosures please do not hesitate to contact us.

Yours faithfully

Monmouth Planning Limited

On behalf of
Monmouth Planning Limited
[Tel:-020 7042 0410](tel:02070420410)
Email:- dzaire@monmouthplanning.co.uk