
From: Bloomsbury Conservation - [REDACTED]
Sent: 02 May 2022 19:00
To: Leela Muthoora
Cc: Planning Planning
Subject: OBJECTION: 2022/0022/P 38 Monmouth Street

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Dear Leela,

The Seven Dials CAAC objects to the application at 38 Monmouth Street for the installation of 3x AC units at roof level.

As shown in the below screenshot of the roofscape of this area, there is very little rooftop plant besides the existing 1x AC unit on the current site.

Page 25 of the Seven Dials Conservation Area Statement states:

Where new development is thought to have harmed the character or appearance of the area it has usually been caused by one of more of the following reasons:

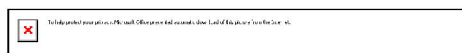
... f. Introduction of prominent air handling units / ducting

It is our view that unless there are mitigating or exceptional circumstances, the introduction of plant in any visible location, regardless of whether it is visible to the public or from private views, is damaging to the built environment through poor design and appearance, and that the spread of plant across rooftops has been a longstanding problem in the CAZ resulting in quite substantial harm to whole conservation areas. The only way to prevent and control the spread of unsightly and prominent plant in a plan-led way is to prevent the installation of plant where it is excessive or not fully justified, as is the case in this application.

I would also draw your attention to the Council's policies on climate change, the Council's status as having declared a climate emergency, and the associated desirability of passive cooling measures. It is difficult to understand why, after near on three hundred years of continuous occupation, AC units are now required on sites in this conservation area.

Alternatively, plant can be located in discreet and invisible locations, such as in vaults, or purpose-built structures, which also help to mitigate the noise impact that these units have.

Owen Ward



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bloomsburyconservation.org.uk

