

TmC Planning and Property Development Ltd.

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Planning Statement



Planning and Listed Building Consent for
The installation of an Air Conditioning unit to the
rear elevation of Flat 1B,
18 Monmouth Street,
London
WC2H 9HB

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DEVELOPMENT
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Reason for Application

Our client wishes to install an air conditioning unit to the rear elevation of property Flat 1B, 18 Monmouth Street, London WC2H 9HB

This is to allow for more habitable conditions in the summertime. Due to the design of the building, there is very little natural ventilation that would allow heat dispersion.

Listed Building and Conservation area

The address is registered as a Class 2 listed building within the conservation area of Seven Dials (Covent Garden). Conservation area designation recognises the importance of the quality of the entire area. Any development that takes place must be respectful of the character of said area and therefore must be complementary of it.

14, 16 and 18 Monmouth Street were listed on the 15th of January 1973 on account of its special architectural and historical significance, therefore, any forthcoming development must not detract from this. The building is described as a "Row of 3 terraced houses with later shops. Late C17, altered C19. Multi-coloured stock brick with yellow patching. Brick band at 3rd-floor level. Nos 16 & 18 with slate mansard roofs & dormers. 4 storeys, attics (to Nos 16 & 18) and cellars. 2 windows each. No.14 with mid C19 wooden shopfront with arched lights to shop window. Nos 16 & 18 with C20 reproductions of No.14. Gauged brick flat arches to recessed sash windows. Parapet. INTERIORS: not inspected."

The location of the Air conditioning unit will have no adverse effect on the visual amenity of the area or the building from street view.

Noise Impact assessment

Our environmental consultants have concluded that the AC unit operating alongside other AC units at the rear of the building is unlikely to have an adverse impact.

The flat benefits from being double glazed which will further diminish the impact of any minimal noise caused by the operation of the AC unit on the occupants.



Figure 1: Front elevation of the property



Figure 2: Rear elevation of the property

Shown in figure 2 are numerous of AC units attached to the property's rear elevation.

Conclusion

There will be no detriment to the visual or residential amenity for the residents, and due to the location of the AC unit to the rear of the building alongside existing AC units, there will be very minimal noise impact.

There will be no additional detriment to the grade II listed building.

Taking all of this into account, we look forward to being granted permission for this application.

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