

# Monmouth Planning Ltd

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

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Westminster City Council  
Development Planning Services  
PO BOX 732  
Redhill  
RH1 9FL

Dear Sir/Madam

**Town and Country Planning Act 1990 (As Amended)**  
**49 South Audley Street London W1K 2QD**  
**Planning Application - Installation of External extract duct and 4 Condensing units**

On behalf of our client MDS Hospitality Ltd we write in support of the planning application for the installation of 3 condensing units within an acoustic enclosure, the installation of a full height extract duct and the installation of vents at rear ground floor level at 49 South Audley Street.

This application is submitted as a variation to the approved planning permission 23/01624/FULL granted on 23<sup>rd</sup> June 2023 for the following:

*“Installation of 4 AC units within an acoustic enclosure, full height extract duct and new louvres at rear ground floor level within an internal lightwell facing Reeves Mews*

This application seeks consent for minor changes to the above planning permission. The changes proposed include the removal of 2 condensing units from the southwestern façade facing Reeves Mews and the installation of a new condensing unit within an acoustic enclosure within the external courtyard of the host building. The proposals still include the installation of 2 condensing units within their own acoustic cases and the installation of a full height extract duct on the southwest elevation.

To assist the Council in the consideration of this application we enclose the following:

- Application form
- CIL form
- Site location Plan
- Existing drawings

VAT REGISTRATION NUMBER: 203 0372 68

- Proposed drawings
- Approved drawings
- Noise Impact assessment
- Manufacturers specs
- Design and Access Statement

### **The site**

49 South Audley Street comprises the mixed-use mansion block dating from 1935s designed in a neoclassical style. The building is eight storeys plus basement which forms the corner of South Audley Street and Reeves Mews. The basement and ground floors, the subject of this application, are vacant but have a lawful Class E use.

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

### **Relevant Planning History**

Planning permission was granted on 23<sup>rd</sup> June 2023 for the Installation of 4 AC units within an acoustic enclosure, full height extract duct and new louvres at rear ground floor level within an internal lightwell facing Reeves Mews.

Planning permission was granted on 9<sup>th</sup> November 2018 for use of the ground floor and basement as retail accommodation (Class A1), installation of a new entrance accessing the retail units and associated works.

Planning permission was granted on 2 September 2010 for the use of the lower ground and part first floor as a restaurant (Class A3). Installation of an air conditioning unit at roof level within louvres plant enclosure, refuse enclosures, external disabled lift and steps in front lightwell. Alterations to ground floor elevation including new entrance canopy and downlights, two new louvres to rear elevation and installation of full height ventilation duct on rear façade.

### **The proposals**

This application seeks planning permission for the following:

*Installation of 2 condensing units within their own acoustic case and a full height extract duct and new louvres at rear ground floor level within an internal lightwell facing Reeves Mews and one condensing unit within the external courtyard of the building.*

The principle of the full height extract duct and 2 condensing units proposed on the southwest elevation of the building facing Reeves Mews has been granted under planning permission 23/01624/FULL as such the only issue relates to the installation of a single condensing unit within the external courtyard of the building located to the rear of the site. The extract duct size and location will remain as permitted.

Please refer to the drawings for full details of the scheme being proposed.

### **Planning policy Considerations**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the City Plan 2019-2040 Plan unless material considerations indicate otherwise.

The relevant Local Plan Policies relating to this scheme include:

- Policy 33 – Local Environmental impacts
- Policy 38 – Design Principles
- Policy 39 - Westminster's Heritage
- Policy 40 – Townscape and Architecture

### **Design**

The proposed AC units will be located at ground floor level behind the existing wall. The plant will not be visible from street views or from the adjacent windows. The new louvres will be fitted within the existing window openings and again will not be visible from street views.

The proposed brick clad extract duct on the rear façade will be visible from Reeves Mews but will be designed to appear as a chimney breast in keeping with the style and appearance of the host building. This design scheme is as approved in June 2023.

The proposals have been designed to ensure that the works will have minimal impact upon the appearance of the building and the proposals will not harm the character nor the appearance of the conservation area in line with policies 38, 39 and 40 of the City Plan 2019-2040.

### **Amenity**

The plant noise limits have been determined based on the requirements of Westminster City Council's (WCC) noise criteria which requires plant to be 10 dB below the lowest measured background noise level. A noise survey was undertaken at roof level over a period of five days, including a weekend when noise levels are lowest, to determine the lowest background noise level. The WCC limits are consistent with achieving effective inaudibility of the plant outside noise sensitive windows when background noise levels are lowest. The sound level meter was located to roof level for reasons of practicality and safety and is considered reasonably representative of the background noise levels around the site. Minimum night-time background noise levels are typically a function of distant road traffic noise and are consequently relatively insensitive to location. The noise levels have been assessed at both the nearest window overlooking the lightwell and also at the rear of the building within the courtyard. A 3 dB correction has been applied to both conditions to account for a reflection from the opposite wall, as noted in the report. The worst affected residential window is located at the rear of the building, which, while somewhat screened from the plant, is in closer proximity.

Mitigation measures have been determined to achieve the plant noise limit at the worst affected window at the rear of the building. With the mitigation in place, the predicted noise levels at the closest window

overlooking the lightwell are 5 dB lower than the plant noise limits. We would note that the noise levels are assessed outside the windows and need to comply from outside each unit.

**Conclusion**

The proposals will provide for new plant to be installed to the rear of the site and the installation of a new full height extract duct and louvers at ground floor level. The scheme has been designed to ensure the proposals to not harm local amenity in terms of noise and disturbance and designed so that the proposals are in keeping with the character and appearance of the host building. Subject to the imposition of appropriate conditions the proposals will nether be harmful to the character and function of the area or residential amenity. The high-level extract duct will ensure that cooking smells and fumes are discharged at high level.

On the basis of the above we struct officers will agree that the proposals are acceptable and look forward to receiving a speedy and positive decision. However, should you require any further information or wish to discuss any of the enclosures please do not hesitate to contact the undersigned.

Yours faithfully

*Monmouth Planning Limited*

**Monmouth Planning Limited**

Tel – 02070420410

Email – [dzaire@monmouthplanning.co.uk](mailto:dzaire@monmouthplanning.co.uk)