

Application ref: 2023/2369/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Email: [Matthew.Dempsey@Camden.gov.uk](mailto:Matthew.Dempsey@Camden.gov.uk)  
Date: 4 January 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret St  
London  
W1G0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**29 B Montague Street**  
**London**  
**WC1B 3DA**

Proposal:

Replacement windows and reconfiguration of front garden with seating, planting, steps and ramp.

Drawing Nos: Site Location Plan (2207-SPP-BE-ZZ-DR-A-02-0100-PL P01); DR-A-02-3100-PL P01; DR-A-02-3101-PL P01; DR-A-02-3105-PL P01; DR-A-02-1100-PL P01; DR-A-95-3100-PL P01; DR-A-25-3100-PL P01; DR-A-25-3101-PL P01; DR-A-25-3105-PL P01; DR-A-26-2200-PL P01; DR-A-31-4101-PL P01; DR-A-20-1100-PL P01; DR-A-00-0100-PL P01; DR-A-31-4100-PL P01; and Design and Access Statement (SPPARC May 2023).

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (2207-SPP-BE-ZZ-DR-A-02-0100-PL P01); DR-A-02-3100-PL P01; DR-A-02-3101-PL P01; DR-A-02-3105-PL P01; DR-A-02-1100-PL P01; DR-A-95-3100-PL P01; DR-A-25-3100-PL P01; DR-A-25-3101-PL P01; DR-A-25-3105-PL P01; DR-A-26-2200-PL P01; DR-A-31-4101-PL P01; DR-A-20-1100-PL P01; DR-A-00-0100-PL P01; DR-A-31-4100-PL P01; and Design and Access Statement (SPPARC May 2023).

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

- 3 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.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The existing gate between front gardens of the properties No.29A and No.29B Montague Street shall be retained.

Reason: To safeguard the character and appearance of the host premises and the setting of the immediate neighbour in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed works which include the installation of replacement windows, replacement of the glazed elements between the building and its neighbours and reconfiguration and landscaping of the front garden area are considered acceptable in terms of design and materials and would not harm the character

and appearance of the building, the setting of neighbouring listed buildings or the Bloomsbury Conservation Area.

The proposed windows are close to being a like for like replacement with new windows fitted within existing openings to front and rear elevations. The existing windows are metal framed and are to be replaced by aluminium framed double glazed units with the same dark shade of colouring to match the existing arrangement. The installation of double glazed windows will have the benefit of improving the energy performance of the building. There are existing glazed panels between the building and its neighbours either side, these are also to be replaced and are largely a like for like replacement with the exception of on the NE elevation where louvred panels are introduced to provide ventilation to the WCs.

The works to the front garden are entirely shielded from public view by the existing high front boundary wall and gate and the enclosure created by neighbouring properties. The existing arrangement is somewhat utilitarian with a series of steps from the main entrance gate leading down towards the office building entrance in the east corner of the garden. An additional path leads towards a connecting gate which provides access to the neighbouring garden of No.29A. The existing front garden also includes two triangles of grass lawn bisected by the path.

The proposed garden alterations are to improve its appearance and accessibility and make the space more useable. The re-landscaping would provide a new sweeping accessible stone access ramp with metal balustrade, combined with some stone steps leading from the existing main gate to the office entrance. Planted borders with timber bench seating, an area of timber decking and retained lawn are incorporated to the design, to provide improved outdoor amenity space for the office occupants. The existing gate connecting the front gardens of Nos 29A and 29B shall be retained. The proposed landscaping will include planting which will improve the biodiversity of the site, and with permeable surfaces retained aid local flood mitigation.

Given the nature of the development, the works are not considered to cause any adverse impacts on the amenity of adjoining occupiers in terms of loss of light, outlook or privacy.

The Council's Conservation Officer was consulted on the scheme and raised no objections. The Council Trees and Landscaping Officer was consulted on the scheme and confirmed it was acceptable. The Bloomsbury Conservation Area Advisory Committee confirmed they had no comment on this application.

No objections have been received from members of the public or any interested party prior to making this decision. The site planning history has been taken into account as part of the assessment in this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 5 As such, the proposed development is in general accordance with policies A1, A2 A3, D1, D2, CC1, CC2 and CC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer