

CF/P23-2223

06 February 2024

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Sir / Madam,

Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

The Montague on the Gardens Hotel, 15 Montague Street, London, WC1B 5BJ
Planning Portal Ref. PP-12787591

Pegasus Group has been instructed by Montague Management Services Ltd ('the Applicant') to submit applications for Full Planning Permission and Listed Building Consent for the following development at The Montague on the Gardens Hotel, 15 Montague Street, London, WC1B 5BJ ('the site'):

"Demolition of existing and replacement conservatory."

Accordingly, the following documentation has been submitted via the Planning Portal:

1. Application Form, including Ownership Certificate;
2. CIL Form 1;
3. Following architectural drawings (prepared by Pegasus Group):
 - a. Site Location Plan (P23-2223_DE_104)
 - b. Existing Site Plan (P23-2223_DE_105)
 - c. Proposed Site Plan (P23-2223_DE_106)
 - d. Existing Plan & Elevation (P23-2223_DE_203)
 - e. Proposed Plan & Elevation (P23-2223_DE_204)
4. Built Heritage Statement (prepared by Pegasus Group);
5. Planning & Design Assessment, included within this letter; and
6. Photographs of Site, included within this letter and Built Heritage Statement.

Payment of the requisite application fee has been made under separate cover.

Site Description

The application site comprises The Montague on the Gardens Hotel (Use Class C1) comprises a 4 storey (plus basement) building terrace located on the eastern side of Montague Street that forms

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part of the Grade II Listed Nos.12–29 and Attached Railings the Hotel (Nos.12–20) (see Figure 1 below).



Figure 1: Application Site

The buildings as part of the terrace and others along Montague Street incorporate a continuous band at third-floor sill level and a rusticated stucco ground floor and basement level. The terrace also benefits from several modern single storey rear extensions which occupy former courtyard spaces and now host the ancillary restaurant and lounge spaces associated with the hotel. These include a mix of traditional conservatories and single pitched glazed extensions which have a lightweight appearance (see Figure 2 below).



Figure 2: Rear Extensions

This application concerns an existing single storey rear conservatory set within the lower ground floor of a recessed part of the brick building facades, towards the north of the hotel. The predominantly glazed conservatory is timber framed on its facades and has a retractable roof underneath its UVPC framed glazed single pitched roof (see Figure 3 below). This structure is accessible from within the Hotel and a small private terrace, also on the lower ground floor.



Figure 3: Rear Conservatory Subject to these Applications

The Montague Street Gardens that adjoin the application site to the rear are demised by an extensive hedgerow which sits level with the top of the terrace.

The site is situated within the Bloomsbury Conservation Area and comprises Flood Zone 1 (lowest probability to flood) land.

Planning History

The following planning history at the application site is relevant to this application:

- **2014/7712/P & 2014/7799/L** - *Installation of a raised deck to the rear, associated alterations to rear fenestration, relocation of air conditioning unit and installation of retractable awning.* Granted 25 March 2015.
- **2017/4425/P & 2017/5207/L** - *Alterations to rear of hotel at ground floor level involving installation of a replacement retractable awning and of retractable glazed perimeter screens.* Granted 29 November 2017.

These consents facilitated the installation of the existing screens and retractable awning at the raised timber deck as shown within the enclosed approved drawings and CGIs enclosed to this letter.



- **2018/4724/L & 2018/3944/P** – *Erection of wooden framed, glazed conservatory with sliding screens to the rear of hotel at ground floor level and installation of additional AC plant to rear flat roof.* Granted 14 November 2019.

Proposed Development

These applications seek Full Planning Permission and Listed Building Consent for demolition, alterations and a minor extension (+3.5 sqm GIA) to the existing small, lower ground floor conservatory at the rear of The Montague on the Gardens Hotel. The works will comprise the replacement of the existing conservatory with a new extended conservatory to provide a new staff WC.

The existing access arrangements will be retained.

Further design details are available within the accompanying drawings and Built Heritage Statement.

Planning Policy Context

Planning Policy Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the site comprises the Camden Local Plan (adopted 2017) and the London Plan (adopted 2021).

Other material considerations that are relevant to the application proposals include the National Planning Policy Framework (NPPF) (published September 2023) and the Camden Design Planning Guidance (published January 2021).

Planning Assessment

Design Impact

The proposed development would include the replacement of an existing conservatory the rear of The Montague on the Gardens Hotel with a slightly larger one. The existing is of relatively poor design as denoted by its mixed-use of timber and UVPC framed windows. However, the replacement conservatory wholly uses timber framing for its uniform fenestration and its use of larger window panes would match those that form part of the existing conservatory further along (see refs. 2018/4724/L & 2018/3944/P).

The proposed conservatory has a similar height and roof form as the existing and also sits comfortably below the first floor window sill. Whilst the proposal seeks a small extension (+3.5 sqm GIA) of the built-form, the conservatory is well-hidden within the lower ground floor recess and does not project further into the open garden area. As such, the development would result in a negligible visual impact upon the adjacent open space in comparison to the existing.



Overall, the development positively reflects the requirements for non-residential extensions within Para 5.12 of the Camden Design Planning Guidance and would ultimately have an acceptable impact upon the character and appearance of the host building and wider area.

Heritage Impact

This application is accompanied by a Built Heritage Statement that comprehensively the impact of the development upon the Grade II Listed Hotel and Bloomsbury Conservation Area, particularly with respect to the desirability of preserving or enhancing the setting and features of special architectural or historic interest of the Hotel and the character or appearance of the Conservation Area¹.

The internal works involve the

The Built Heritage Statement concludes the proposals will not result in any negative impacts to the Grade II Listed Building or Bloomsbury Conservation Area, and their significance will be maintained. With reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the significance of the Listed Building and the Conservation Area.

Conclusion

These applications seek Full Planning Permission and Listed Building Consent for demolition, alterations and a minor extension to the existing small, lower ground floor conservatory at the rear of The Montague on the Gardens Hotel as well as minor internal works to facilitate a new staff WC. It has been demonstrated that the proposal will have an acceptable impact in terms of design, heritage and amenity. As such, the applications are in accordance with the Camden Local Plan Policies C5, D1, D2, A1 & A4 as well as similar policies within the London Plan and the provisions of the NPPF and Camden Design Planning Guidance.

I trust that the above and enclosed is sufficient for the validation of these applications. Should you require any additional information then please do not hesitate to contact me.

Yours faithfully,

Christian Fisk

Principal Planner

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Enc. Approved existing screens & retractable canvas awning under refs. 2017/4425/P & 2017/5207/L

¹ Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990