

Application ref: 2023/4488/L
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Date: 20 February 2024

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Cockrell Design
The Ateleir
101 Hayes Way
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Kent
BR3 6RR
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**22 Montague Street
London
Camden
WC1B 5BH**

Proposal:

Roof repairs and replacement rooflight (retrospective) and repairs to third floor ceilings.
Drawing Nos: 062023_PL_SI_001 Rev 00; 22 Montague Street, Bloomsbury, London
Design Access and Heritage Statement October 2023 (Cockrell Design);

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The building forms part of a grade II listed terrace of nine houses dating from circa 1803-6. The special architectural and historic interest of the buildings come from their architectural design, elevational hierarchy and their contribution to the wider listed group. Whilst the interior has been altered it is still of interest for parts of the plan form and surviving historic fabric.

The application seeks retrospective consent for the re-covering of the roof. Whilst the original roof trusses were retained the roof itself was re-clad in Spanish slate. In their submission the applicant has demonstrated that the previous slate covering likely dated from 1978 when the building was refurbished. An independent building investigator assessed the slates that were removed and concluded they were Spanish slates. Therefore, it is most likely that the new Spanish slate roof is a like for like replacement of what was previously there.

It is proposed carry out small area of plaster repairs to the ceilings in the third floor flat. An inspection of these showed they are modern plasterboard, again likely to date from the late 1970s.

It is concluded that the works have, or will, replace non original materials to match and therefore preserves the special interest of the listed building.

The application was advertised by means of a site notice, press notice and the local CAAC was notified. No responses have been received.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer