

Application ref: 2023/1831/P
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Date: 24 April 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
www.camden.gov.uk/planning

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2-7 Montague Street
London
WC1B 5BP

Proposal:

Erection of rear single storey extension at ground floor following demolition of existing conservatory. Erection of plant in rear garden and at rear roof level. Rear landscaping alterations and erection of timber shelter. Erection of rear 1st floor balcony. Fenestration alterations. Installation of platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun.

Drawing Nos:

Existing plans:

10202A00001; 10202A01001; 10202A01002; 10202A01004; 10202A01005;
10202A01006; 10202A01007; 10202A04001; 10202A05001; 10202A05002;
10202A05003; 10202A05004; 10202A05005; 10202A05006; 10202A05007;
10202A05008; 10202A05009; 10202A05010; 10202A05011; 10202A05012;
10202A05013.

Proposed plans:

10202A03001 Rev D; 10202A03002 Rev C; 10202A03003; 10202A03004 Rev C;
10202A03005 Rev D; 10202A03006 Rev C; 10202A03007 Rev A; 10202A04002;
10202A05021; 10202A05022; 10202A05023; 10202A05024; 10202A05025;
10202A05026; 10202A05027; 10202A05028; 10202A05029; 10202A05030;
10202A05031; 10202A05032; 10202A05033; 10202A05037; 10202A05041;

10202A05042; 10202A05045; 10202A05051; 10202A05052; 10202A05053;
10202A05054; 10202A05055; 10202A05056; 10202A24001; 10202A32001;
10202A32002; 10202A32003; 10202A47001; 10202A47011; 10202A47012;
10202A90001; 10202A90002; 10202A90003; Design and Access Statement - Rev A
(prepared by Atelierdb Architects, dated 21/06/2023); Noise Impact Assessment
(prepared by CSG Acoustics, dated 20/09/2022); Arboricultural Impact Assessment
(prepared by GHA Trees, dated 13/04/2023); Garden Layout Plan 001 Rev A; Garden
Layout Plan 002 Rev A; Tree and Shrub Schedule 003 Rev A; Tree Constraints Plan
(prepared by GHA Trees, dated April 2023).

Supporting documents:

Heritage and Planning Assessment (prepared by Iceni Projects, dated June 2023);
Sustainability Statement Technical Note (prepared by Iceni Projects, dated June 2023);
Fabric Review Plans; 10202A05035; 10202A05036.

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:

10202A03001 Rev D; 10202A03002 Rev C; 10202A03003; 10202A03004 Rev C; 10202A03005 Rev D; 10202A03006 Rev C; 10202A03007 Rev A;
10202A04002; 10202A05021; 10202A05022; 10202A05023; 10202A05024;
10202A05025; 10202A05026; 10202A05027; 10202A05028; 10202A05029;
10202A05030; 10202A05031; 10202A05032; 10202A05033; 10202A05037;
10202A05041; 10202A05042; 10202A05045; 10202A05051; 10202A05052;
10202A05053; 10202A05054; 10202A05055; 10202A05056; 10202A24001;
10202A32001; 10202A32002; 10202A32003; 10202A47001; 10202A47011;
10202A47012; 10202A90001; 10202A90002; 10202A90003; Design and
Access Statement - Rev A (prepared by Atelierdb Architects, dated
21/06/2023); Noise Impact Assessment (prepared by CSG Acoustics, dated
20/09/2022); Arboricultural Impact Assessment (prepared by GHA Trees, dated
13/04/2023); Garden Layout Plan 001 Rev A; Garden Layout Plan 002 Rev A;
Tree and Shrub Schedule 003 Rev A; Tree Constraints Plan (prepared by GHA
Trees, dated April 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and sill), external doors, and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site), including all stone to front entrance steps;

c) Details including plans, elevations, and sections at 1:50 of both the replacement orangery and plant room to be located to the rear garden.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 Prior to the commencement of demolition works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment (prepared by GHA Trees, dated 13/04/2023) and Tree Constraints Plan (prepared by GHA Trees, dated April 2023). All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage during the period of demolition to remove the conservatory, in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report. No construction works shall take place unless further tree protection measures have been separately approved in writing by the Council.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the Camden Local Plan 2017.

- 6 Prior to the commencement of any construction works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings

as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 No construction within or involving the open space to the rear shall take place until full details of hard and soft landscaping which shall include all replacement trees and planting and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of Policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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.

- 9 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations or equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

This application involves the amalgamation of two hotels into one larger hotel. The site is located on the west side of Montague Street, just south of Russell Square. The buildings involved in the proposed works are all Grade II listed and noted as making a positive contribution to the Bloomsbury Conservation Area.

The proposed works to accommodate the amalgamation of the hotels involve a number of internal and external alterations; the internal alterations do not require planning permission but are covered in an associated listed building consent application, ref.2023/2303/L. The external works involve the demolition of the existing conservatory and erection of a replacement extension, the erection of plant, landscaping works to the rear garden and the erection of a timber shelter, the installation of a platform lift to the front elevation, the installation of a lift overrun to the roof, and various fenestration alterations.

The existing conservatory is proposed to be demolished and replaced with an orangery, which would be of a similar size and footprint to the existing structure. The depth of the rear extension would be slightly increased from approximately 7.6m to 10m when measured from the original rear elevation of the host property, while the width would only increase by approximately 0.2m. Although the height at the tallest point of the orangery would be notably taller than the height at the tallest point of the conservatory, the roof form of the two structures (in particular, the lower roof of the orangery) would mean that the added massing would be acceptable and would not result in an overly dominant addition or a substantial increase in bulk. The existing conservatory is not original and of low quality, so its removal would not be opposed. The proposed replacement would be of an appropriate design and would maintain a subservient relationship with the host building. Further details of the replacement orangery, including elevations, plans, and sections, are secured by condition. Similarly, the proposed plant room to the rear garden would be modest in size and located at the western corner of the plot. It would be single storey and set behind a retaining wall, so would have limited visual impact and be suitably subservient to the host property and the garden setting; further details including elevations, plans, and sections, are secured by condition. As such, the design, scale, siting, and materiality of the proposed extension would not harm the character and appearance of the subject property, the wider conservation area, or the setting and significance of the listed building.

To the front of the property, it is proposed to install a platform lift to the lightwell in front of no.2, which is the most southernly house of the group. This lift would be approximately the same width as the upper ground floor windows and would be located behind the lightwell railing, where there is currently a staircase. The replacement of these stairs would provide step-free access to the building, as users could enter via the platform lift and then use the internal lifts to reach other levels of the building. The lift itself would have a simple design that would be subordinate to the front elevation, and although would be a clearly contemporary addition, would not cause harm, particularly when considering the public benefit of improved accessibility. As such, these works would be acceptable.

To the roof, it is proposed to construct a lift overrun enclosure, which would be above the lift located within no.3. The enclosure would be modest in area and would sit within the ridges of the roof. It would be clad in slate to match the existing roof and would be located just under 2m from the edge of the roof. Due to its positioning within the roof's M valley and the respective heights of the parapet and the building itself, there would be limited visibility of the overrun from the public realm. As such, the erection of the lift overrun enclosure would not cause harm and would be acceptable.

The various works to refurbish the property including the redecoration of existing railings and windows, the new string course detailing at upper levels, and the replacement of awning to the front entrances would all be acceptable. The replacement of the front steps would be appropriate, and details of the replacement stone are secured by condition. These general refurbishment works would be appropriate and not considered to harm the building or conservation area.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the proposals, it is not expected that there would be any significant impact on amenity. The replacement extension and new plant room would not create new opportunities for overlooking into neighbouring habitable spaces, and are of a modest scale so as not to result in significant loss of light. A noise impact assessment has been submitted with the application that has been reviewed by the Council's Environmental Health Officer, who has confirmed that the proposed plant is acceptable, subject to conditions relating to noise levels and anti-vibration design, which have been attached to this decision. As such, the proposal is acceptable in terms of amenity.

The proposal involves hard and soft landscaping to the rear garden of the properties, where it is proposed to remove a number of trees, all of which are low or poor quality and have limited public visibility due to their location. Although there are a large number of trees to be removed, the largest and most significant trees are proposed to be retained, and specialist foundation

are proposed within the root protection areas of these. The proposal includes replacement planting to replace existing trees and mitigate the loss of canopy cover, details of which are secured by condition. It is also proposed to increase the amount of permeable surfacing and replace the existing artificial turf with soft landscaping, the details of which would also be secured by condition. The proposal has been reviewed by the Council's Tree and Landscaping Officer, who has confirmed that they are satisfied with the works subject to conditions. It should also be noted that, while the demolition of the existing conservatory can take place in accordance with the approved plans, details of tree protection must be submitted to and approved by the Council prior to any construction taking place. The demolition must also be carried out so as to preserve the existing trees to be retained, which would be by hand using hand tools and with mobile access towers, and with the addition of the protective fence around the retained trees. Overall, the works to the rear garden would enhance the amenity and biodiversity value of the site, and would be acceptable subject to conditions.

No objections were received prior to this decision being made. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies C6, A1, A2, A3, A4, D1, D2, CC1, and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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) 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.

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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer