

Application ref: 2023/2303/L  
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Date: 24 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 lift overrun. Installation of platform lift and stairs from lower ground to ground floor within the front lightwell. Internal alterations including conversion of two hotels (C1) into one.

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 Icen Projects, dated June 2023);  
Sustainability Statement Technical Note (prepared by Icen Projects, dated June 2023);  
Fabric Review Plans; 10202A05035; 10202A05036.

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:

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); 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

- 4 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 before the relevant part of the work is begun:

- a) Details including plans, elevations, and sections at 1:10 of all pod bathrooms within bedrooms, showing context within the rooms.

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

Informative(s):

- 1 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 external works requiring planning permission are covered in an associated planning permission, ref.2023/1831/P.

The external works primarily involve the replacement of the existing conservatory with a new orangery, the erection of a plant room at the rear of the site, the installation of a platform lift to the front elevation, and the installation of a lift overrun to the roof. The existing conservatory is not historic and of low-quality, and its replacement would be similar dimensions and an appropriate design. The plant room would be single storey and located to the rear of the site away from the host buildings, so would not negatively impact the setting of the listed buildings. The platform lift would not involve the loss of any historic fabric, and would constitute a modern addition to the front elevation of the building resulting in less than substantial harm to the designated heritage asset. However, this harm would be offset by the public benefits from improved accessibility to the buildings. The lift overrun would not involve the loss of historic fabric, as this part of the roof is non-original, and the overrun would be clad in Welsh slate to match the existing roof. Due to its siting within the M valley, there would be limited visibility from the public realm. General maintenance is also proposed to the exterior of the building, including replacement awnings and the removal of a non-original front door to form an inset porch. As such, these works would be acceptable.

Internally, much of the houses' original interiors appear to have been lost in the

1920s during a phase of hotel works, and presumably in subsequent refurbishments. However, there are parts where the original fabric survive, overlaid by later phases that are themselves of interest. Although the soft strip of the upper-ground floor revealed a grand ceiling, this current large area clearly incorporates a space that must have formerly been one of the house's hallways. This layering of change has evidential and historic interest. As a result, the applicant has agreed that all surviving historic linings will either be encapsulated or if possible displayed.

Between the two hotels, a minimum of lateral connections between the various properties are proposed resulting in less than substantial harm. It is accepted that this harm is balanced by other heritage benefits. Similarly, throughout the property, awkward full-height ensuite bathrooms that divide historic spaces will be replaced with subordinate pod arrangements that allow better appreciation of the dimensions of the original volumes - details of these are secured by condition. An additional lift is also proposed within no.4, which would be situated in the area of a former staircase that has since been lost. As such, the new lift would only involve the loss of very limited amounts of historic fabric.

At lower-ground floor level, proposals to drive a second lateral connection across the entire site have been removed. The remaining fabric alterations are largely minor and several benefits accrue from the scheme at this level, including the bricking up of four incorrect openings, some reinstatement of plan form and party walls, and the exposure of brick vaulting.

On the upper-ground floor, a fire escape is to be driven from the back of the site to the street. While this would appear at first glance to be harmful to the existing historic scheme, it has the effect of reinstating the (earlier) lobby plan of no.2. Again, modest internal alterations are offset by improvements, including some reinstatement of plan form. Surviving historic fabric would be retained in situ.

At the first floor level, the alterations largely reinstate planform; three grand rooms that are currently subdivided are reinstated as single rooms with pod bathrooms (as detailed above), which allow for appreciation of the historic proportions. At second floor level, there are modest improvements by way of party wall infilling and reinstatement of some plan form.

In summary, the internal and external works would result in less-than-substantial harm to the listed buildings in some parts. However, the harm is balanced by heritage benefits, particularly the modest reinstatements of plan form, as well as some public benefit by way of improved accessibility through the platform lift. The effect on the Bloomsbury Conservation Area would therefore be modestly positive, and the proposal is overall acceptable.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to coming to this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer