

Application ref: 2024/1931/L
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
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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

Pegasus Group
21 Ganton Street
London
W1F 9BN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Montague On The Garden
15 Montague Street
London
Camden
WC1B 5BJ

Proposal:

Replacement of rear perimeter screens and retractable awning with aluminium framed conservatory with sliding screens and retractable roof.

Drawing Nos: Cover Letter, 06 February 2024; Built Heritage Statement, February 2024 ; P23-2223_DE_101; P23-2223_DE_102; P23-2223_DE_103; P23-2223_DE_201A; P23-2223_DE_202B; P23-2223_DE_301; P23-2223_DE_302; P23-2223_DE_303.

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: Cover Letter, 06 February 2024; Built Heritage Statement, February 2024 ; P23-2223_DE_101; P23-2223_DE_102; P23-2223_DE_103; P23-2223_DE_201A; P23-2223_DE_202B; P23-2223_DE_301; P23-2223_DE_302; P23-2223_DE_303.

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 Reason for granting

The application site is part of the Montague on the Gardens Hotel, and is part of the terrace of 18 houses dating to 1803, which are Grade II listed (no's 12-29). The late Georgian terrace is 4 storeys high, plus basement levels. The application site is located on the eastern side of Montague Street. The site abuts the privately accessible Montague Bedford Gardens to the rear which is designated a private open space. The site also lies within Bloomsbury Conservation Area.

The applicant is seeking permission for the replacement of existing rear perimeter screens and retractable awning with an aluminium framed conservatory with sliding screens and retractable roof. It would create a more permanent enclosure of the space, though with retractable glazing.

It is noted that an almost identical scheme for a slightly larger structure than that proposed was approved elsewhere on the rear elevation of the hotel in 2019 (2018/3944/P and 2018/4724/L), therefore the proposed design is consistent with the existing extensions to the rear within this area. This includes its colour (white), which is consistent with the existing structure granted in 2019.

The proposed structure is considered subservient in scale to the host building, and the structure is relatively lightweight, and visually permeable, allowing views through to the brick rear elevation of the building. The existing structure granted in 2019 demonstrates this impact. The proposal would have limited visibility, with views restricted to the rear gardens of properties on Bedford Place, and from the privately accessible Montague Bedford Gardens.

Given the above assessment, it is not considered that the proposed works would harm the special interest of the listed building.

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 following statutory consultation. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with 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.
- 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer