

Application ref: 2024/4127/L  
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Date: 31 October 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

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Johanna Molineus Architects  
22 Great Chapel Street  
London  
W1F 8FR

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**29 A Montague Street  
London  
Camden  
WC1B 5BL**

Proposal:

Erection of a greenhouse in Montague Street Gardens, the reconfiguration of a small section of an unlisted brick wall with a new gate, and associated landscaping

Drawing Nos: 240905\_MontagueStreetGardens\_greenhouse\_v1.(Heritage Statement);  
347.29 001 Site Location Plan;347.29 002 Site Plan;347.29 100 EX Plan; 347.29 150  
EX Elevations; 347.29 151 EX Elevations;347.29 15 EX Elevations;347.29 200 PP  
Plan; 347.29 250 PP Elevations; 347.29 251 PP Elevations; 347.29 252 PP  
Elevations;347.29 900 PP Gate Detail;347.00 DAS Rev:A received on 30/10/2024;  
Photographic Survey

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:

240905\_MontagueStreetGardens\_greenhouse\_v1.(Heritage Statement);  
347.29 001 Site Location Plan;347.29 002 Site Plan;347.29 100 EX Plan;  
347.29 150 EX Elevations; 347.29 151 EX Elevations;347.29 15 EX  
Elevations;347.29 200 PP Plan; 347.29 250 PP Elevations; 347.29 251 PP  
Elevations; 347.29 252 PP Elevations;347.29 900 PP Gate Detail;347.00 DAS  
Rev:A received on 30/10/2024; Photographic Survey

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 listing building consent:

The application concerns a Grade II listed building on Montague Street, located within the Bloomsbury Conservation Area. It is connected to private gardens enclosed by Bedford Place, Great Russell Street, Montague Street, and Russell Square, with most surrounding buildings also Grade II listed and owned by Bedford Estates. The gardens are accessed through gates at the middle of the terrace on Montague Street or from the Bedford Estates office at 29A Montague Street. The application site, owned by Bedford Estates, serves as a private garden space for employees and as a yard for managing the broader Bloomsbury property portfolio. Permission is sought to erect a greenhouse in Montague Street Gardens, reconfigure a small section of an unlisted brick wall with a new gate, and undertake associated landscaping.

The proposed works affect the southern portion of the gardens, which is already in use as a more utilitarian yard rather than a decorative garden or outdoor amenity space, and which contains a gardener's office and workshop against its southern boundary. The space is in a highly sensitive historic environment within the Bloomsbury Conservation Area, albeit concealed from the street network. It is proposed to erect a generously-proportioned steeply pitched and gable-ended greenhouse, a proprietary product from Robinson's Greenhouses of Stoke-on-Trent. As the greenhouse will be located some

distance from the backs of the surrounding listed buildings, including the rear of No 29A Montague Street, and will be of a lightweight construction, it will have limited visual impact on the surrounding area. The greenhouse frame will be constructed from aluminium with a low-maintenance powder coated finish in dark green. It will be raised on a dwarf wall, which should be constructed from a brick to match the London stock brick which is predominant in the area, rather than from a red brick as illustrated in the submitted DAS. A condition is attached on the associated planning permission accordingly. The reconstruction of a section of the existing unlisted wall using techniques to match the existing and the installation of a timber boarded gate therein would not harm the architectural or historic integrity of the Listed building.

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.

No objections have been received prior to making this decision. 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 Policy D2, 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 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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