

Application ref: 2024/4078/P  
Contact: Henry Yeung  
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Date: 31 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Johanna Molineus Architects  
22 Great Chapel Street  
London  
W1F 8FR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 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:

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: 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the development hereby approved, details of the bricks to be used for the dwarf wall of the greenhouse shall be submitted and approved by the Local Planning Authority (in writing). The relevant parts of the works must be carried out and retained in accordance with the approved details.

Reason: To safeguard the appearance of the architectural and historic interests of the Listed building and Conservation Area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

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 greenhouse is modest in size relative to the overall area of Montague Street Gardens (3250m<sup>2</sup>), adding a footprint of 28.75m<sup>2</sup>. Its

maximum height and eaves height are proposed at 3.6m and 1.7m, respectively. The single-storey greenhouse is a proportionate and carefully considered addition, with its height and use of materials matching the main building to ensure it appears as a subordinate structure. This addition will have minimal impact on the character and appearance of the local area, as it will not be highly visible from public spaces. Located at some distance from the backs of surrounding listed buildings, including the rear of 29A Montague Street, the greenhouse will have minimal visual impact due to its lightweight construction. Its aluminium frame will be of a low-maintenance, powder-coated dark green finish, and a condition is included to ensure that the dwarf wall is constructed using London stock brick to match the adjacent garden walls and the wider streetscape.

The other alterations, including reconfigured section of wall and new gate, would not significantly impact the character of the building or the wider conservation area. The proposal would not result in any overall harmful impact on the building's external appearance or listed status.

As there are TPO trees on Montague Street Gardens, the Council's Tree Officer has also been consulted and it has been confirmed that there are no tree impacts and no tree-related conditions required.

Due to the nature and location of the works, it is not expected that there would be any significant or harmful impacts on amenity, including with regards to light availability, privacy, or noise.

Based on the available information, this permission will not require the approval of a Biodiversity Gain Plan before development begins because it is below the de minimis threshold. It does not impact an on-site priority habitat and affects less than 25sqm of habitat with biodiversity value greater than zero, and less than 5 meters of linear habitat.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and features of special architectural or historic interest of the listed building, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 Policies A1, D1 and, 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

- 3 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](http://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.

- 4 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).
- 5 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.
- 6 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.
- 7 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and

less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 8 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<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 centered on the page.

Daniel Pope  
Chief Planning Officer