

Application ref: 2024/4109/L
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Mr Sean Emmett
29 A Montague Street
London
Camden
WC1B 5BL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

29A Montague Street
London
WC1B 5BL

Proposal: Installation of 2x air source heat pump to the rear at ground floor level, proposed internal units to replace existing radiators and associated service installations at ground and first floor levels.

Drawing Nos: BB162-01; BB162-02; BB162-03; BB162-2024-01; TPS/2425/G/M&E; TPS/2425/1/M&E, Revision A; Revit Model; Energy & Sustainability Statement, Rev O - July 2024 ; Noise Impact Assessment, 19 June 2024 ; Heritage Appraisal, August 2024.

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: BB162-01; BB162-02; BB162-03; BB162-2024-01;

TPS/2425/G/M&E; TPS/2425/1/M&E, Revision A; Revit Model; Energy & Sustainability Statement, Rev O - July 2024 ; Noise Impact Assessment, 19 June 2024 ; Heritage Appraisal, August 2024.

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 comprises a Grade II listed building within the Bloomsbury Conservation Area and located on the eastern side of Montague Street. It is connected to private gardens enclosed by Bedford Place, Great Russell Street, Montague Street and Russell Square, with most surrounding buildings also being Grade II listed.

The applicant is seeking permission for the installation of 2x air source heat pump to the rear at ground floor level, proposed internal units to replace existing radiators and associated service installations at ground and first floor levels.

Given the nature, scale and location of proposed works, it is not considered that they would harm the special interest of the listed building. The majority of the existing radiators are traditional column-style, which are in keeping with the character and interiors, and in many instances sit comfortably below the historic windows. The replacement heat emitters are not noticeably larger than the radiators and their housings are of a neutral design with no irreversible impacts on existing fabric including historic joinery (such as window reveals, aprons and shutters).

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 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.

- 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) 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 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



Daniel Pope
Chief Planning Officer