

Application ref: 2024/5544/P  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: [sam.fitzpatrick@camden.gov.uk](mailto:sam.fitzpatrick@camden.gov.uk)  
Date: 4 February 2025

**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)

Iceni Projects  
Da Vinci House, 44 Saffron Hill  
London  
EC1N 8FH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**White Hall Hotel**  
**2-7 Montague Street**  
**London**  
**WC1B 5BP**

Proposal: Details required by condition 7 (hard and soft landscaping) of planning permission 2023/1831/P dated 24/04/2024 (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 platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun).

Drawing Nos: Cover letter (prepared by Iceni Projects, dated December 2024); 029 (Earthworks + changes in levels).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 7 of the parent application required details of hard and soft landscaping to be submitted prior to construction works within or involving the open space to the rear of the site taking place. In particular, this required

details of any proposed earthworks including grading, mounding, and other changes in ground levels.

To this end, the applicant has provided a landscaping plan demonstrating the earthworks and changes in levels, such as in areas of raised planting beds and areas designated as a terrace. The plan also shows where soil is to be cultivated for planting beds around existing trees, as well as parts of the garden which will be laid with permeable materials. The Council's Trees and Landscaping Officer has reviewed these details and confirmed that they are satisfied with the level of detail provided, which demonstrates that the open space would achieve a high quality of landscaping and would contribute to the visual amenity and character of the area, in accordance with the relevant condition.

As such, the full requirements of condition 7 have now been met, and the condition can be fully discharged.

The full impact of the proposed development has already been assessed as part of application 2023/1831/P dated 24/04/2024.

On this basis, the submitted details are sufficient to ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and is in accordance with policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4c (details - replacement orangery & plant room) of planning permission 2023/1831/P granted on 24/04/2024 is still outstanding and needs to be discharged before the relevant part of the work is begun.

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