

Application ref: 2025/0663/L  
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Date: 7 March 2025

**Development Management**  
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Cockrell Design  
101 Hayes Way  
Beckenham  
Kent  
BR36RR

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat D and C**  
**26 Montague Street**  
**London**  
**WC1B 5BH**

Proposal:

Re-lining of existing box gutters on the main roof of the building, with associated internal repairs to remediate water ingress damage.

Drawing Nos: Site Location Plan\_122024-PL-SI-002-Rev01; 26 Montague Street\_DAS and Heritage Statement; 26 Montague Street\_Proposed Works and Methodology

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:

Site Location Plan\_122024-PL-SI-002-Rev01; 26 Montague Street\_ DAS and Heritage Statement; 26 Montague Street\_Proposed Works and Methodology

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 The application building at 26 Montague Street is Grade II Listed on the National Heritage List for England (No. 1322131) and located in the Bloomsbury Conservation Area. The subject building is one in a terrace of 18 townhouses that were constructed c.1803-6 and designed by James Burton. The yellow stock brick terrace has stucco Ground Floors, and arched head entrance doors with decorative fanlight fenestration, that is also present at First Floor in the subject building.

The application relates to the roof of No.26 and Flats C and D located on the Second and Third Floors. Subject works proposed include the like-for-like repair and relining of the box gutter, and internal repairs to the walls and ceilings of Flats C and D that have been damaged due to water ingress.

At roof level a new cold applied liquid waterproof membrane will be applied on top of the existing box gutter membrane.

Internally, damage associated with the failed box gutters at the rear of the property has occurred in the rear walls and ceilings. During 1970s alterations plasterboard had been installed below the original lath-and-plaster ceilings. The damaged areas of plasterboard would be cut out, original lath-and-plaster behind retained and left to dry out, then new reapplied to the affected areas.

The proposed repair works use materials that, although not traditional, would be matched to the existing condition of the building, and therefore there would be no harm posed to the significance.

Consultation was not required for the like-for-like repairs or internal works.

- 2 The site's planning history has been taken into account when making this decision.

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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.
- 4 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.
- 5 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.

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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer