

Application ref: 2025/1382/P
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Date: 23 May 2025

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

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Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1A Montague Street
London
WC1B 5BP

Proposal: Reinstatement of ground floor door opening fronting Montague Street, creation of new opening and installation of new door within southern boundary party wall and installation of new 2.6m high metal gates adjacent to the southern side elevation of no. 1A

Drawing Nos: Site location plan; SW001-WWA-1145-X_RF-DDG-A-1071 rev P3; SW001-WWA-1145-X_RF-DDG-A-2071 rev P3; SW001-WWA-1145-B_01-DDG-A-2176 rev P3; SW001-WWA-1145-B-DDG-A-2278 rev P3; SW001-WWA-1145-B-DDG-A-2279 rev P3; SW001-WWA-1145-B-DDG-A-2380 rev P3; SW001-WWA-1145-B-DDG-A-5072 rev P2; SW001-WWA-1145-B-DDG-A-5074 rev P2; SW001-WWA-1145-B-DDG-A-5076 rev P2; SW001-WWA-1145-B-DDG-A-5077 rev P3.

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:

Site location plan; SW001-WWA-1145-X_RF-DDG-A-1071 rev P3; SW001-WWA-1145-X_RF-DDG-A-2071 rev P3; SW001-WWA-1145-B_01-DDG-A-2176 rev P3; SW001-WWA-1145-B-DDG-A-2278 rev P3; SW001-WWA-1145-B-DDG-A-2279 rev P3; SW001-WWA-1145-B-DDG-A-2380 rev P3; SW001-WWA-1145-B-DDG-A-5072 rev P2; SW001-WWA-1145-B-DDG-A-5074 rev P2; SW001-WWA-1145-B-DDG-A-5076 rev P2; SW001-WWA-1145-B-DDG-A-5077 rev P3.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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.

Informative(s):

- 1 Reasons for granting permission.

It is proposed to reopen a blocked doorway on the front façade of no. 1A. The doorway is freestanding and there is an open area behind. A new gate would also be installed within the yard space to limit access to the substation only. Associated works include demolition of a section of the southern boundary wall to install a new metal doorway to create an entrance through the garden party wall to allow access to the new UKPN incoming substation immediately to the south of the building which was approved as part of the new energy centre building (ref 2023/4648/P).

The reopening and installation of a new door on the front façade would reinstate an original feature that has historically been blocked up. This would be welcomed and would enhance the character and appearance of the historic building and the surrounding conservation area. The new timber door would be painted with an 8 panel arrangement with a solid timber over panel. This is a typical style of the period and is therefore considered acceptable. Although details of the heads, cills and jambs have been provided a further detailed drawing would be required to include all details of the door as well as materials and finishes. This would be secured by condition on the associated listed building consent (ref 2025/177/7/L). The other works including a new charcoal grey metal door and access gate would be screened from any views from the street and would therefore have limited impact on the character and

appearance of the conservation area.

The works would not have any impact on neighbour amenities.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

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 policies of the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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).
- 4 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.

- 5 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.

Based on the information available, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

Summary of statutory exemptions for biodiversity gain condition:

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:
 - 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).

6 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 the post-development value of the onsite habitat, or 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer