

Application ref: 2025/1633/L
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Montagu Evans LLP
70 St Mary Axe
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1A Montague Street
London
WC1B 5BP

Proposal: Reinstatement of ground floor door opening fronting Montague Street with rerouted cabling, 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 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; 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.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the new entrance door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1. This should be fully annotated with all materials and finishes.

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 Reasons to grant listed building consent:

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 new door would reinstate an original feature that has historically been

blocked up. This would be welcomed and would enhance the architectural significance of the listed building and would be considered acceptable. 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 the moulding and architraves and all materials and finishes. The other works including a new charcoal grey metal door and access gate would not harm any historic fabric and would be considered acceptable.

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.

Overall, the proposal would preserve the special interest of the listed building(s). The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

As such, the proposed development is in general accordance with policy 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 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.

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 written over a faint, circular official stamp.

Daniel Pope
Chief Planning Officer