



Planning and Communications Department  
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B Schlaffenberg Dr Arch (Roma) Dip TP FRTP  
Director of Planning and Communications

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Messrs. Gerald Shonstone & Partners  
25 Bloomsbury Square  
WC1A 2PW.

Date 29 NOV 1974

Your reference 4986/001/112

Our reference CIP/114/7/A/18270

Telephone inquiries to:

Mr. Newby Ext. 42

Dear Sir(s) or Madam,

**TOWN AND COUNTRY PLANNING ACT 1971**  
**Permission for development (conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

**SCHEDULE**

Date of application: **12th February 1974**  
Plans submitted: Reg.No: **18270** Your Nos: **24986/1 & 2, 2A, 3B, 4B, 5A**  
Address: **44-45 Montague Street, WC1**

Development:  
**Restoration and refurbishment and the erection of rear extensions to provide office and residential accommodation.**

**Standard condition:**

The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

**Standard reason:**

In order to comply with the provisions of section 42 of the Town and Country Planning Act 1971.

**Additional conditions:**

1. **The residential accommodation shall be self-contained and shall be let independently of the office use of the premises and for long term residential purposes only.**
2. **Details of the residential accommodation shall be submitted to and approved by the local planning authority before work commences on site.**
3. **Detailed drawings in respect of the following shall be submitted to and approved by the local planning authority in consultation with the Greater London Council prior to the commencement of work on site:-**
  - a) **Fenestration to new extensions at the rear of Nos. 45 & 46, and flank wall of 44 Montague Street.**
  - b) **New mansard storey and dormers therein above the former billiards room extension facing Montague Street.**

contd...

Nov. 1973

All correspondence to be addressed to the Director of Planning and Communications.

Additional conditions - contd.

4. All new works and work in making good shall be carried out to match the original in colour, texture and profile and in the case of brickwork face-brick and pointing.
5. No pipes or plumbing shall be affixed on any external face of the building.
6. All the existing chimney stacks and pots shall be retained in their present form.
7. That the new lift towers shall be so constructed as not to be visible above the roof line of the existing building when viewed from Russell Square.

Reasons for the imposition of conditions:

1. So that the Council may be satisfied that no loss of residential accommodation occurs.
2. So that the Council may be satisfied with the details of the residential accommodation.
3. In order that the Council, in conjunction with the Greater London Council, may give consideration to the details of the proposed development.
4. To ensure that the Council may be satisfied with the external appearance of the building.
5. Because it is considered that these would seriously detract from the appearance of the building.
6. To ensure that the Council may be satisfied with the external appearance of the building.

Yours faithfully,

Director

(Duly authorised by the Council to sign this document)

#### Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Caxton House, Tothill Street, London SW1H 3BX, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

#### General Information

This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building where a direction is in force making the building subject to control under Section 8 of the Town and Country Planning (Amendment) Act 1972. A planning permission does not constitute a Listed Building Consent.