



THE BEDFORD ESTATES

*The Bedford Estates
29a Montague Street
London
WC1B 5BL*

*0207 636 2885
info@bedfordestates.com
www.bedfordestates.com*

London Borough of Camden
Regeneration & Planning
Development Management
Town Hall
Judd Street
LONDON WC1H 8ND

Our Ref: LE164/MdeR/WT/AIM
27 January 2015

Dear Sirs

**Listed Building Application 2014/7799/L
for The Montague Hotel, 15 Montague Street, London, WC1B 5BJ**

We, The Bedford Estates, are objecting to the proposed Listed Building application submitted by The Montague Hotel, 15 Montague Street, London, WC1B 5BL. This relates to the installation of a raised deck to the rear of the hotel, new white timber door providing access to the deck, retractable awning, means of enclosure and the relocation of existing air conditioning unit.

We object on the following grounds:

- The proposed development is not in keeping with the stylistic context or scale of the local area.
- Approval would create a precedent meaning that it would be difficult to object to similar proposals.
- The proposed development will have a negative impact on the amenity of another property, through additional noise, overlooking, loss of privacy and quiet enjoyment of the gardens to the rear of Montague Street and is contrary to Policy DP25 of the adopted Development Policies Document (November 2010):

Conservation Areas

- e) preserve tree and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed Buildings

- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Other heritage assets

- The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Yours faithfully

M. C. de Rivaz MA MBA FRICS
Steward

E-mail: Mark.deRivaz@bedfordstates.com