

Ms Jacqui Allen
TFT
65 Woodbridge Road
Guildford
GU1 4RD

Application Ref: **2016/4255/L**
Please ask for: **Conor Healy**
Telephone: 020 7974 **4715**

13 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29B Montague Street
London
WC1B 5BW

Proposal:
Internal refurbishments and installation of 2x air conditioning units to rear lightwell.

Drawing Nos: Site Location Plan, E01, E02, E03, E04, E05, E06, E07, E08, P01, P02, P03, P04, P05, P06, P07.

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 All new work and work of making good shall be carried out to match the original



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed alterations are considered an acceptable addition to the host property. The proposal includes the installation of two air conditioning units and internal works to remove modern partitions, a suspended ceiling, replacement of modern internal office doors and the installation of secondary glazing.

The proposed air conditioning units are to be sited at the rear of the property within a basement light well. Given the siting of these within a modern addition to the property, they are not judged to have a negative impact on the host Grade II listed building or the surrounding conservation area.

The proposed internal works consist of the removal of non-traditional features and would therefore not harm the special interest of the listed building.

The proposed installation of new secondary glazing will match the existing windows in terms of size and style. The proposed windows will not harm the special interest of the listed building.

The proposed works relate entirely to the fabric or immediate and quite tightly-confined setting of the very recently built extension to 29 Montague Street and Bloomsbury House. Given the proposals have been carefully designed to have minimum visual impact on the original design of the building no objection is raised.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

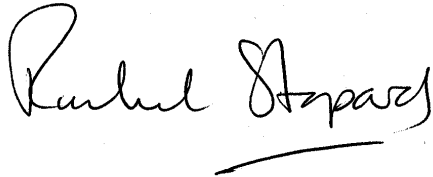
The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities