

Hotel Montana, 16-18 Argyle Square



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site photos



1. Facing towards Hotel Montana, 16-18 Argyle Square (the hotel is behind scaffolding)



2. Photograph showing Hotel Montana in context of the rest of terrace



3. Pre-existing photograph of Hotel Montana, 16-18 Argyle Square (copied from planning statement)



4. Pre-existing photograph of Hotel Montana in context of terrace (copied from planning statement)



5. Photograph of existing front door of Hotel Montana (entrance to 16 Argyle Square)

Delegated Report		Expiry Date:	07/03/2016	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Hotel Montana 16-18 Argyle Square London WC1H 8AS		i) 2016/0153/P ii) 2016/0495/L			
Proposal(s)					
i) Reinstatement of front balconies, replacement windows at front and rear, reinstate external window mouldings, replacement front doors, staircase to front lightwell, sedum roof to ground floor rear projecting wings; re-alignment of windows at rear lower ground floor and replace with aluminium double glazed windows, all to existing hotel.					
ii) Reinstatement of front balconies, replacement windows at front and rear, reinstate external window mouldings, replacement front doors, staircase to front lightwell, sedum roof to ground floor rear projecting wings; re-alignment of windows at rear lower ground floor and replace with aluminium double glazed windows, removal of internal walls including changes to internal layout on all floors and replacement slate roof, all to existing hotel.					
Recommendation(s):		i) Grant conditional planning permission ii) Grant Listed building consent			
Application Type:		i) Full planning permission ii) Listed building consent			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	11/2/16	3/3/16	Site notice	5/2/16	26/2/16
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	2/2/16	23/2/16	5		1
Consultation responses (including CAACs):	<p>One objection was received from an adjoining occupier (Elmwood Hotel)</p> <ul style="list-style-type: none"> Object to extending at the rear with new terrace due to resulting construction noise <p><i>Officer's response: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. An informative will be included on the decision notice so that the applicant is aware of the prescribed hours for building work</i></p> <p>Bloomsbury CAAC – object</p> <p>This application is for a significant expansion at the back of these properties and inept changes at the front. These buildings are already excessively built up at the rear and anything more would be a gross over-development.</p> <p>These Listed buildings are on Argyle Square for which there is a Camden approved and produced Guide.</p> <p>The application fails to follow the guide in virtually every way: the fenestration (glazing bars) on most of the windows is wrong. All sashes should be openable. The entrance doorway to number 17 is over large and proposed to become a pastiche of a totally different kind of building, complete with lantern on arch. Front doors should be as described in the guide.</p>				

The rendered ground floor external walls are a mess – what should be an indentation seems instead to be a raised bar. This all needs to be rectified.

We are totally opposed to this application as it stands, and request the Council to apply what is required by the Argyle Square guide. If the application is revised accordingly, then the Design Guide revisions should become mandatory conditions rather than pick and mix options.

Officer's response: the application has been significantly revised and the double entrance doors, arch with illuminated lantern and enlarged rear extensions have all been omitted. The fenestration of the windows would be in accordance with the drawing of 40 and 41 Argyle Square in 'Survey of London vol XXIV – King's Cross Neighbourhood' referred to in the 'Argyle Square A guide to its conservation and enhancement'. All sashes would be openable. The replacement of non-original inappropriately designed windows on both elevations with single-glazed timber sashes will lead to a major improvement to the listed buildings and to the square as a whole.

Site Description

The site is a 4 storey building with basement on the east side of Argyle Square which faces on to Argyle Square Gardens. The building is in the middle of a Grade II listed terrace, 7-25 Argyle Square and the site falls within the Bloomsbury Conservation Area.

Relevant History

CTP/L14/30/2/748: The erection of an additional floor at first floor level to the existing basement and ground floor rear addition and the extension of the existing ground floor rear addition at No. 16 Argyle Square, Camden. Granted 24/09/1965

CTP/L14/30/F/18804: The erection of rear extensions at 17-18 Argyle Square, W.C.1. to form bedrooms, toilets, showers and a television lounge. Granted 18/07/1974

CTP/L14/30/F/5672: The erection of a 3 storey rear addition at the rear of 17/18 Argyle Square. Refused 20/11/1968

CTP/L14/30/F/7004: The erection of rear extensions to form bedrooms, toilets, showers and a television lounge at Nos. 17 and 18 Argyle Square. Granted 05/06/1969

L14/30/F/31349 & L14/30/F/HB2540: The installation of high level windows in the north-east and north-west elevations of the rear extensions at ground floor level. Granted 18/12/1980

TP1575/26767: To erect a new rear addition between ground and first floor levels at the premises No. 17, Argyle Square, St. Pancras. in order to provide two W.C. apartment and a bathroom. Granted 12/04/1961

TP1575/7891: To erect an additional floor to existing rear addition between first and second floor of the premises No.17, Argyle Square, St. Pancras, for use as a hotel Bedroom. Granted 14/09/1961

TP41949/22806: Alterations and extension at basement level at No. 17 Argyle Square, St. Pancras, to form a kitchen. Granted 12/03/1959

18 Argyle Square

8900548 & 8970176: The erection of a first floor rear extension to the hotel. Granted 17/07/1990

9000507: Established Use Certificate for hotel use. Granted 16/07/1991

Enforcement history:

EN16/0958: Demolition works without LB Consent. Enforcement complaint received 20/9/16 and the case is ongoing.

Relevant policies

NPPF 2012
London Plan 2016

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Bloomsbury Conservation Area Statement

Argyle Square A guide to its conservation and enhancement

Assessment

1. Proposal

1.1. The application seeks permission for the following changes

- removal of internal walls at lower ground and ground floor level; removal of non-original walls at 1st, 2nd and 3rd floor level including changes to internal layout on all floors
- replacement sliding sash windows at front and rear (bottom pane and top pane openable)
- Reinststate white painted rendered concrete balcony with decorative steel railings painted 'invisible green' at first floor level
- Replace glazed entrance doors at No 16, 17 and 18 with three '4-panel' doors with arched fanlight above
- Reinststate external window architraves / mouldings at ground and first floor level
- Reinststate concrete staircase in front lightwell with Portland stone treads and risers
- Patterned Portland stone treads and risers to ground floor entrance steps with patterned Portland stone to external entrance area
- Sedum roof to ground floor rear projecting wings
- Re-alignment of non-original windows at rear lower ground floor level and replace with aluminium framed double glazed windows
- Replacement slate roof

1.2. Revision

1.3. Following officer's concerns the application has been significantly revised and the double entrance doors and the arch with illuminated lantern on the front elevation and the rear terraces with privacy screens have all been omitted (the entrance door would now be a single door). The sash windows would have both panes openable (rather than bottom pane fixed and top pane openable). The rear projecting wings would not be enlarged. The replacement windows at the rear would be single rather than double glazed.

2. Assessment

2.1. Design and Heritage

2.2. The application relates to three terraced townhouses of 1840-1849 which make a positive

contribution to the Bloomsbury Conservation Area.

- 2.3. The houses have been modified internally, laterally connected and converted into a hotel. Large rear extensions have previously been added, stretching the full length of the back gardens. All windows have been replaced with inappropriate designs in unsympathetic materials. While much of the interior has been replaced with modern materials and has now been removed, two staircases remain, in the end houses, and the floors are still in situ.
 - 2.4. The proposal would remove all non-original partitions from the three houses and would reorder the internal layout. The proposal also includes replacement roofs (like for like) and replacement of all the windows.
 - 2.5. Proposals to enlarge the modern rear wings and add terraces to them have been removed, because the rear extensions are already very large. The internal layout at ground floor level has been modified from the original proposal to return it somewhat to its historic form. Layouts on other floors have been modified to return them towards their historic forms. Proposals to add an inappropriately grand front door and arch with lantern have been removed. The replacement of the non-original inappropriately designed windows on both elevations with single-glazed timber sashes will lead to a major improvement to the listed buildings and to the square as a whole. The CA statement remarks how unsympathetic windows and doors detract from the homogeneity of the terraces and this proposal should go some way towards repairing that. Regard has been had to the Argyle Square Design Guide. The railings would be repaired on site and this would be secured by condition.
 - 2.6. Details of the windows, doors (external and internal), first floor bathrooms and schedule of architraves would be secured by condition
 - 2.7. The proposal alterations would enhance the character and appearance of the Bloomsbury Conservation Area and would preserve the special interest of the listed building.
 - 2.8. Amenity
 - 2.9. The alterations to the external appearance of the host property would have no impact on the neighbouring amenity in terms of daylight, sunlight or loss of privacy. The re-instatement of the decorative balcony with railings would not be accessible and there would be sash windows immediately behind the balcony rather than doors.
3. **Recommendation:** Grant planning permission and listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th of November 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr. Julian Sutton
JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
Suffolk
IP19 0JJ

Application Ref: **2016/0153/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 November 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hotel Montana
16-18 Argyle Square
London
WC1H 8AS

DECISION

Proposal:

Reinstatement of front balconies, replacement windows at front and rear, reinstate external window mouldings, replacement front doors, staircase to front lightwell, sedum roof to ground floor rear projecting wings; re-alignment of windows at rear lower ground floor and replace with aluminium double glazed windows, all to existing hotel.

Drawing Nos: Method Statement for Refurbishment of Front Balcony and Railings prepared by JMS; Schedule of Condition Photos dated 07/10/16; Annotation to be read in-conjunction with Schedule of Condition Photos Dated 07/10/16; 15-02-10 A; 15-01: -01 A; 02 E; 03 C; 04 A; 05 A; 06 A; 07 A; 15-02: -01 A; 02 A; 03 A; 04 A; 05 A; 06 A; 07 A; 08 A; 09 A; 15-12:-10 D; 07 E; 08 E; 09 C; 06 E; 15-11:-01 C; 02 F; 03 E; 04 E; 05 E; 06 C; 07 C; 15-12:-01 D; 02 C; 05 C; 04 F; 03 F.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Method Statement for Refurbishment of Front Balcony and Railings prepared by JMS; Schedule of Condition Photos dated 07/10/16; Annotation to be read in-conjunction with Schedule of Condition Photos Dated 07/10/16; 15-02-10 A; 15-01: -01 A; 02 E; 03 C; 04 A; 05 A; 06 A; 07 A; 15-02: -01 A; 02 A; 03 A; 04 A; 05 A; 06 A; 07 A; 08 A; 09 A; 15-12:-10 D; 07 E; 08 E; 09 C; 06 E; 15-11:-01 C; 02 F; 03 E; 04 E; 05 E; 06 C; 07 C; 15-12:-01 D; 02 C; 05 C; 04 F; 03 F.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DECISION

JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
Suffolk
IP19 0JJ

Application Ref: **2016/0495/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

24 November 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Hotel Montana
16-18 Argyle Square
London
WC1H 8AS

DECISION

Proposal:

Reinstatement of front balconies, replacement windows at front and rear, reinstate external window mouldings, replacement front doors, staircase to front lightwell, sedum roof to ground floor rear projecting wings; re-alignment of windows at rear lower ground floor and replace with aluminium double glazed windows, removal of internal walls including changes to internal layout on all floors and replacement slate roof, all to existing hotel.

Drawing Nos: Method Statement for Refurbishment of Front Balcony and Railings prepared by JMS; Schedule of Condition Photos dated 07/10/16; Annotation to be read in-conjunction with Schedule of Condition Photos Dated 07/10/16; 15-02-10 A; 15-01: -01 A; 02 E; 03 C; 04 A; 05 A; 06 A; 07 A; 15-02: -01 A; 02 A; 03 A; 04 A; 05 A; 06 A; 07 A; 08 A; 09 A; 15-12:-10 D; 07 E; 08 E; 09 C; 06 E; 15-11:-01 C; 02 F; 03 E; 04 E; 05 E; 06 C; 07 C; 15-12:-01 D; 02 C; 05 C; 04 F; 03 F.

The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



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.

- 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) Typical details of new balcony railings at a scale of 1:10.

b) Plan, elevation and section drawings of all new doors (external and internal) at a scale of 1:20 with typical moulding and architrave details at a scale of 1:1 with schedule of doors.

c) Plan, elevation and section drawings of all new windows at a scale of 1:20 with typical glazing bar details at 1:1 with schedule of windows.

d) Plans, elevation and section drawings of first floor bathrooms to clearly show relationship with existing ceiling with appropriate separation between bathroom and existing ceiling.

e) Details of service runs for all new bathrooms, demonstrating the relationship of new pipework with the structure of the building.

f) Details of all new corncicing at a scale of 1:20

g) Manufacturer's specification details of all facing materials including Portland stone (to be submitted to the Local Planning Authority) and 0.3m x 0.3m samples

of those materials (to be provided on site).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 The refurbishment of front balcony and railings shall not be carried out otherwise than in strict accordance with the method statement prepared by JMS hereby approved.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DECISION