

Mr. Julian Sutton
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**

30 November 2016

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

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 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.

- 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.

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 coricing 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.

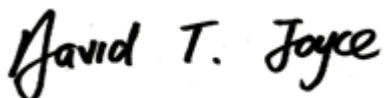
- 5 The refurbishment of front balcony and railings shall not be carried out otherwise than in strict accordance with the method statement prepared by JMS hereby approved.

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



David Joyce
Executive Director Supporting Communities