

# 27 Montague Street 2016/7062/P & 2017/0045/L



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1 Front elevation



<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>16/02/2017</b>		
				<b>Consultation Expiry Date:</b>	<b>16/02/2017</b>		
<b>Officer</b>			<b>Application Number(s)</b>				
Rob Tulloch			2016/7062/P 2017/0045/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
27 Montague Street London WC1B 5BH			See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Change of use from hostel (sui generis) to 3x flats Change of use from hostel (sui generis) to 3x flats and associated internal alterations							
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission subject to a Section 106 Agreement Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Full Planning Application Listed Building Consent</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>0</b>	No. of responses	<b>124</b>	No. of objections	<b>122</b>
<b>Summary of consultation responses:</b>		<p>Site notice 26/01/2017 – 16/02/2017 Press advert 13/01/2017 – 03/02/2017</p> <p>Objections were received from individuals. At least 7 are Camden residents, with a further 11 objections received from current residents and a member of staff of the hostel. Approximately 60 objections were received from the rest of London, 38 from overseas and the remainder from the rest of the country or unidentified.</p> <ul style="list-style-type: none"> <li>• The proposals would result in the loss of affordable short stay accommodation in Central London, with little alternative in the area</li> <li>• The proposal would be contrary to policy DP14 which seeks to protect visitor accommodation</li> <li>• The hostel is used by a variety of people, not just tourists, but a large number of students, their friends and families, builders, contractors etc</li> <li>• The hostel is high quality with friendly staff</li> <li>• The hostel give travellers an opportunity to meet and interact with other travellers</li> <li>• Luxury flats are not needed</li> <li>• Conversion would harm the listed building</li> </ul>					

Officer response: *There is considered to be adequate alternative accommodation in the area. All planning applications are decided on their own merits. The proposed flats would be car-free. Loss of visitor accommodation is addressed in section 2*

Objections were also received from local businesses

Fish Plaice 32 Museum Street; Box Space Gallery 3 Museum Street; La Roma Bella 62 Great Russell Street; Gays the Word 66 Marchmont Street; Il Fornello 150 Southampton Row; Good Pizza 100 Southampton Row;; Hostelworld 52-54 High Holborn; British Educational Travel Association; SOAS Students Union; Wyse Travel Confederation (based in the Netherlands); and businesses at : 17 & 21 Bury Place, 261 Gray's Inn Road, 110 Southampton Row and 40 Museum Street

- Hostel is great asset to London and the local area
- Change of use would be contrary to policy DP14
- Would harm local businesses and be bad for tourism
- Provides cheap accommodation for students
- Would set a precedent
- Add to parking stress
- Luxury flats not needed, likely to be unoccupied investment properties
- London has low supply of new hostel accommodation compared to other European cities
- Only one new hostel has opened in the last 5 years in Camden
- Youth travels brings in £20 billion to the UK economy
- Loss of hostels force travellers into budget hotels and Airb&b

Officer response: *There is considered to be adequate alternative accommodation in the area. All planning applications are decided on their own merits. The proposed flats would be car-free. Loss of visitor accommodation is addressed in section 2*

An objection was received from Metropolis Planning on behalf of the leaseholder:

- The leaseholder has operated the hotel for 40 years
- Contrary to Policy DP14 which seeks to protect all visitor accommodation in appropriate locations with no circumstances or criteria where a loss would be acceptable
- Applicant's market review does not demonstrate an oversupply of hostel accommodation
- Site has consistently high occupancy rates and positive reviews
- The hostel is part of a small award winning group and rated in top 15 in London by Hostelworld website and high scores on Trip Advisor
- London Plan seeks to achieve a net additional 40,000 tourist bed spaces by 2036
- Applicant's claim that there are 41 hostels in 3mile radius is not significant considering some are in zone 2
- Of the seven larger hostel operators referred to in the applicant's statement 2 do not operate within the UK
- Applicant's claim that there is a low level of hostel closure is because

	<p>of the policy protection</p> <ul style="list-style-type: none"> <li>• Applicants claims of new hostel accommodation is misleading and mainly refers to refurbishments</li> <li>• Competitive prices are required</li> <li>• Smaller hostels like the application site offer a unique experience for meeting other independent travellers compared to budget hotels</li> <li>• High occupancy rate</li> <li>• Photos of rooms in the applicant's statement are misleading</li> <li>• Operators have spent £160,952 in repair and refurbishment in last 4 years</li> <li>• Listed buildings can successfully operate as hostels</li> <li>• Converting the building into flats would be equally harmful to the listed building</li> </ul> <p>Officer response: <i>There is considered to be adequate alternative accommodation in the area. The proposal would result in a loss of 12 rooms and is not considered to be contrary to the London Plan which specifically seeks to protect strategically important hotel capacity. The minimal loss, compared to new hotel provision in the borough and across London, is not considered to affect the London Plan's strategic aim of providing 40,000 additional rooms nor have a significant impact on the local economy. All planning applications are decided on their own merits. The proposed flats would be car-free. Loss of visitor accommodation is addressed in section 2. Heritage matters are discussed in section 3.</i></p> <p>3 letters of support were received from:  <u>26a Montague Street</u> Delighted that the hostel will be converted back to residential use. The hostel has been the source of much irritation particularly with noise and no consideration for the residents of the flats on either side over the 30-plus years I have lived in Montague Street.  <u>43-45 Bedford Square &amp; Hurford-Salvi-Carr</u> – The proposals would bring the historic buildings back into their original use and provided much needed housing for the area.</p>
<p><b>CAAC/Local group comments:</b></p>	<p>Bloomsbury CAAC were notified but did not respond</p>

### Site Description

The application relates to nos. 27 Montague Street which forms part of a terrace of 18 houses c1803-6 on the east side of Montague Street. The sites lies within sub-area 6 of the Bloomsbury Conservation Area and the terrace is listed Grade II. Montague Street links the south-east corner of Russell Square to Great Russell Street. The terrace on the west side is a continuation of one facing Russell Square, with several buildings converted to office use for the British Museum. On the east side, properties in the past were laterally converted to create sizeable hotels, which remain a predominant use around Russell Square. On both sides of the street, a number of properties remain in residential use.

### Relevant History

#### 23-24 Montague Street

2016/7061/P & 2017/0044/L Change of use from hostel (sui generis) to 3x flats and associated internal alterations. Referred to Members' Briefing Panel

## **Loss of hotels**

### Avalon Hotel, 46 - 47 Cartwright Gardens

2007/2140/P Change of use from hotel (Class C1) to form two dwelling houses (Class C3). Granted 04/04/2008

### 18 - 20 Frogna

2014/5454/P Change of use from hotel (Class C1) to residential (Class C3) to provide 13 flats (4 x 1 bed, 7 x 2 bed, 2 x 3 bed), erection of single storey first floor rear extension, rear dormer roof extension, side dormer roof extension, and alterations and additions to doors and fenestration on side and rear elevations. Provisionally granted subject to a Section 106 Agreement

### 34-35 Store Street

2010/5784/P Change of use of the first, second and third floors from an 18-room hotel to 2 x 1 bedroom flats and 2 x two bedroom flats with associated first floor rear extensions and conversion of existing hotel floorspace at ground floor level to a retail unit. Granted 04/07/2011

### 1 Birkenhead Street

2015/6470/P Change of use from hotel (Class C1) to offices (Class B1) including alterations to fenestration and doors. Granted 13/04/2016

## **Relevant policies**

### **National Planning Policy Framework 2012**

### **The London Plan 2016**

### **LDF Core Strategy**

CS1 (Distribution of growth)

CS2 (Growth areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS8 (Promoting a successful and inclusive Camden economy)

CS9 (Achieving a successful Central London)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change and promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS19 (Developing and monitoring the Core Strategy)

### **LDF Development Policies**

DP2 (Making full use of Camden's capacity for housing)

DP3 (Contributions to the supply of affordable housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair homes)

DP14 (Tourism development and visitor accommodation)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Draft Local Plan 2016**

- H1 maximising housing supply
- H4 Maximising the supply of affordable housing
- H6 Housing choice and mix
- H7 Large and small homes
- E2 Employment premises and sites
- E3 Tourism
- A1 Managing the impact of development
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- D1 Design
- D2 Heritage
- T1 Prioritising walking, cycling and public transport
- T2 Car-free development and limiting the availability of parking

*The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.*

#### **Supplementary Planning Guidance**

- CPG1 Design (2015)
- CPG 2 Housing (2016)
- CPG3 Sustainability (2016)
- CPG6 Amenity (2011)
- CPG7 Transport (2011)

#### **Bloomsbury Conservation Area Statement/Bloomsbury Conservation Area Appraisal & Management Strategy (2011)**

### **Assessment**

#### **1 Proposal**

1.1 Consent is sought for the conversion of the Astor Hostel to 3x flats with associated internal alterations. The hostel currently provides 72 bed spaces across 12 rooms. The principal considerations material to the determination of this application are as follows:

- Land use
- Residential development standards
- Amenity
- Transport
- Planning obligations

#### **2 Land use**

##### Loss of visitor accommodation

2.1 Policy 4.5 of the London Plan recognises the important role visitors play in the city's economy and expects boroughs to support the visitor economy with the aim of providing 40,000 net additional hotel rooms by 2036 (4.5A(b)). It does not unilaterally oppose the loss of visitor accommodation, only stating that developments should "not result in the loss of strategically

important hotel capacity” (4.5B(c)). This is defined as typically being at least 20,000sqm in Central London. The London Plan also states that the quality of visitor accommodation is vital to encouraging repeat visitors. Camden’s Core Strategy policy CS8 (Promoting a successful and inclusive Camden economy) recognises this, and whilst Development Policy DP14 (Tourism development and visitor accommodation) largely deals with the provision of new visitor accommodation, it does state that the Council will “protect existing visitor accommodation in appropriate locations” (14.5), a sentiment repeated in policy E3 (Tourism) of the draft Local Plan.

- 2.2 Hostels are normally classified as a Sui Generis use rather than Class C1 (hotel), but as our policies refer to visitor accommodation in general, and specifically refer to hotels, B&Bs and hostels, they are afforded the same policy protection. Whilst there are more recent permissions for changes of use from hostel to residential, than from hotel to residential, these largely involved a loss of either student/nurses accommodation or temporary housing rather than visitor accommodation, and the loss of hostels in the borough that provide accommodation for travelers is as infrequent as the loss of hotel accommodation. It should be noted that although the hostel currently provides 72 bed spaces, the London Plan and the LDF refer to hotel rooms, not bed spaces, and the proposal should be considered in the context of the loss of 12 hotel rooms as the aim of the London Plan and Camden’s policy is the addition of 40,000 additional hotel rooms.
- 2.3 The aforementioned policies are somewhat limited in their approach to the protection of visitor accommodation and do not offer any indication as to when a change of use may be acceptable, other than the London Plan specifically referring to strategically important hotel capacity.
- 2.4 A supporting statement has been submitted which describes the current hostel provision: it provides 72 bunk bed spaces within 12 rooms, with occupancy varying from 2 to 12 persons per room. Ancillary facilities include a reception, tv/computer room, self-catering kitchen, laundry cupboard and external courtyard. Rates range for £20 per night for a bunk to £90 for a private twin room (August 2016). None of the rooms have en-suite facilities and share toilets and showers. There are no lifts and upper level WCs and showers are at half landing level so are not wheelchair accessible. The statement describes the internal areas as basic and compromised by the layout, with the high volume of footfall (for a building that was built as a private residence) and a hostel use resulting in a loss of historic fabric and inappropriate alterations. The London Plan cites the need for visitor accommodation to be of the highest quality to attract repeat visitors.
- 2.5 The statement refers to much new hostel accommodation coming from larger, more efficient sites such as new build hostels and office conversions, or other buildings built for high volume, and that converted historic buildings are increasingly less competitive. It also contends that young travellers expect extensive food and drink provision and hi-tech common areas, and that the modernisation and development of the hostel sector is in part driven by the growth of the budget hotel market..
- 2.6 The statement has also looked at alternative hostel provision, reporting that there are 41 hostels (1,785 rooms) within a 3 mile radius. 12 of these (624 rooms) are in Camden and south of the Euston Road. It reports that there is a high volume of closures in the hostel market, with 452 rooms being lost within 3 miles of the site, although none in the southern part of the borough. However, the closure of smaller operations is mitigated by an increase in supply by larger branded operations and the overall supply of hostel rooms increasing. The statement concludes that historic buildings are not appropriate for a high density use such as a hostel and that smaller hostels in the borough and elsewhere across the capital are facing



competition from larger branded hostels and the budget hotel market.

- 2.7 The applicant also refers to a total of 69 hostels in the London market and according to the AM:PM database there has been an increase in hostel supply of 26% in the last 5 years, and notes that at 4% Camden has the second largest representation of hostel rooms in London (after Southwark). Data from an application to convert nos. 23-24 Montague Street to flats showed that there are also a large number of 2 star hotels in the area with more in the pipeline.
- 2.8 The London Plan and the Local Development Framework do not look at hostel accommodation as a separate entity, and the provision or loss of hostel accommodation must be considered in the wider context of visitor accommodation and the aim of providing an additional 40,000 hotel rooms by 2036. Data shows that the overall number of additional hotel rooms provided in London has been strong with 7,000 in 2012, 1,900 in 2013, 5,500 in 2014, and 3,200 in 2015 (AM:PM). Whilst other data (Hotel Intelligence Hub) indicates there are approximately 1,550 hotels in London with 140,000 rooms (June 2016) and a further 18,000 rooms expected in the three years up to 2019. Using all the available data, the target of 40,000 additional hotel rooms is comfortably on course for being met before 2036.
- 2.9 In conclusion, the loss of hostel provision in this location is not considered to be contrary to the London Plan which only seeks to protect strategically important visitor accommodation, and the loss of 12 rooms is not considered to have a significant impact on the provision of visitor accommodation considering the increase in budget hotel and hostel provision in the borough and across the capital.

#### Loss of employment floorspace and Impact on local economy

- 2.10 Policy CS8 (Promoting a successful and inclusive Camden economy) sets out the Council's overall strategy for Camden's economy. It recognises the contribution the visitor economy makes, but also notes that relatively few jobs (<10%) are filled by Camden residents. Development Policy DP13 (Employment premises and sites) and draft Local Plan policy E1 (Economic development seek to retain land and buildings that are suitable for a continued business use, but make no reference to tourism, and specifically define business and employment as B1, B2, B8 and similar sui generis uses, not hotel use. Draft policy E3 (Tourism) mainly deals with the provision of new tourism development, as the loss of traveller hostels is a relatively rare occurrence, but also states that the Council will protect visitor accommodation in appropriate locations such as central London.
- 2.11 The loss of a hostel would have a limited impact on the local economy, however there are no substantiated figures for how much money hostel residents spend in the local area. Hostel residents are more price sensitive and the hostel provides a kitchen for residents to cook their own meals.
- 2.12 The provision of new permanent residential accommodation is the priority land use of the development plan, and the NPPF states that Council's should "normally approve planning applications for change to a residential use and any associated development from commercial buildings where there is an identified need for additional housing in the area, provided that there are not strong economic reasons why such development would be inappropriate" (para 51).

#### New residential use

- 2.13 Policy DP2 (Making full use of Camden's capacity for housing) seeks to maximise the supply of

additional homes in the borough, and draft policy H1 (Maximising housing supply) aims for an additional 11,130 self-contained homes from 2015/16 – 2030/31.

- 2.14 The scheme comprises 1x 1-bed flat and 2x 3-bed maisonettes. Whilst 2-bed units are the highest priority of the Dwelling Size Priorities Table in policy DP5, the policy acknowledges that it will not be appropriate for every development to meet the aims set out in the Priorities Table and considering the small number of units proposed this is considered acceptable. The layout is largely constrained by the constraints of the listed building's plan form and the draft local plan will upgrade 3 bed units to high priority.
- 2.15 The proposal would not trigger an affordable housing contribution as the floorspace is under 1,000sqm and only 3x units are being provided, however draft Policy H4 (Maximising the supply of affordable housing) will seek a contribution from all developments that include housing and provide one or more additional homes. Policy DP3 notes that sometimes two or more adjacent and related sites come forward for housing development in succession, for example where an existing user relocates in phases or a site is sold in parcels. In these situations, the Council will encourage comprehensive proposals for development of all related sites, and a single assessment of the appropriate affordable housing contribution across all components. Similar considerations will apply where a non-residential building or range of buildings comes forward for housing conversion floor-by-floor or wing-by-wing. It is not considered to be the case here when taking account the proposal for nos. 23-24 as the sites are separate. They have the same freeholder, but separate leaseholders and are not linked in any way other than having the same freeholder. They are not intended to become a single planning unit or site, and nor is either proposal dependent on the other in any way.

### **3 Heritage impact**

- 3.1 The site forms part of a terrace of 18 houses on the east side of Montague Street and lies within sub-area 6 of the Bloomsbury Conservation Area. The terrace is listed Grade II c1803-6 constructed in yellow stock bricks with stucco ground floors.
- 3.2 Officers consider that the scheme causes no harm to the listed buildings or to the Bloomsbury Conservation Area, and will indeed enhance the special interest of each building by improving its plan form at each level and allowing those remaining historic features to be more legible. The removal of insensitive internal partitioning and services is to be welcomed, and their replacement with new fabric, joinery and plasterwork more in keeping with the historic interior.
- 3.3 Further details are required for internal doors, new windows and secondary glazing, extract fans/boiler flues to be fitted on external elevations, fire and noise compartmentation, and any brickwork repairs, which will be secure by condition.
- 3.4 Objectors have referred to the proposed residential use being as harmful as the existing hostel use which is clearly not the case. Comment has also been made referring to other listed buildings being converted to hostels without harm to their special interest, but the buildings the objector refers to are a courthouse, offices, pubs and offices which are larger than townhouses and as they were designed for a higher footfall would lend themselves better to a hostel use.
- 3.5 As such the proposal is considered to comply with policies CS14 and DP24 of the LDF, D1 and D2 of the draft Local Plan and Camden Planning Guidance.

### **4 Amenity**

- 4.1 The proposals would provide generously sized flats, with good sized bedrooms and good access to natural light and ventilation. All units would exceed the nationally described space standards. The lower 3-bedroom maisonette would have access to a rear garden, and the proposals would provide a good standard of residential accommodation.
- 4.2 A new residential use is considered to have less of an impact on neighbouring residential uses in terms of noise and disturbance than the existing hotel use.
- 4.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

## **5 Transport**

- 5.1 The site has a Public Transport Accessibility Level of 6b (Excellent) and is within the Bloomsbury Controlled Parking Zone. In line with policy DP18 (Parking standards and limiting the availability of car parking) the Council will expect all units within the developments to be car free. This would be secured by a Section 106 Agreement. Draft policy T2 (parking and car-free development) will also expect all new residential development to be car free.
- 5.2 Limited cycle storage space can be provided in the lightwell vaults. It is accepted that as the proposal is a conversion, and there are constraints on the site, provision will not meet the London Plan's standards in terms of space and location, but due to the limitation of listing the proposed location is considered acceptable in this instance. Details of the cycle provision will be secured by condition.
- 5.3 The nature and scale of the proposed works are such that a construction management plan would not be required.

## **6 Sustainability**

- 6.1 The applicant has submitted an energy statement and BREEM Domestic Refurbishment Assessment. This indicates the proposal can achieve a BREEAM rating of Excellent (72.44%) meeting the minimum policy requirements for water and materials, but not for energy. In order to meet this requirement, further alterations would be required to the listed buildings which could be considered harmful to their historic fabric and significance. It is considered that the BREEAM Excellent rating is acceptable in this case, as the energy score of 57% is limited due to constraints of the listed building. A sustainability plan secured by Section 106 Agreement will ensure the BREEAM target is met, along with associated energy and efficiency/renewable energy plan.

## **7 Community Infrastructure Levy**

- 7.1 The proposal may be liable for both the Mayoral and Camden charges. Although new residential units are being created, as no new floorspace is being introduced, and if it can be demonstrated that the sites have been in use for at least 6 months in the last three years, the charge will be nil.

## **8 Conclusion**

- 8.1 The proposal would provide new residential accommodation which is the priority land use of the Local Development Framework. The aim of local and regional policies is to protect tourist accommodation so that an additional 40,000 visitor rooms can be provided by 2036. The

available data suggests that this target is well on the way to being met, and a small loss of 12 hostel rooms in Camden would not be significant or compromise the aim of the London Plan or Camden's existing and draft plans c taking into account the amount of new hotel and hostel provision recently completed and being proposed. Furthermore, the London Plan only states that developments should not result in the loss of strategically important hotel capacity, which is not the case here.

8.2 In heritage terms, the existing use is harmful to the listed buildings in terms of loss of historic plan form and the wear and tear associated with a hostel use, and a change of use would go some way to restoring the plan form and historic features and return the buildings to their original residential use.

## 9 Recommendation:

Grant Planning Permission with Conditions subject to a Section 106 Agreement with the following heads of terms:

- Car-free housing
- Sustainability plan
- Energy efficiency & renewable energy plan

Grant 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 8<sup>th</sup> May 2017, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2016/7062/P**

04 May 2017

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**27 Montague Street**  
**London**  
**WC1B 5BH**

**DECISION**  
Proposal:  
Change of use from hostel (sui generis) to 3x flats  
Drawing Nos: Site Location Plan 319\_00\_00 Rev P1; 00\_10 Rev P1; 00\_01 Rev P1; 00\_02 Rev P1; 00\_03 Rev P1; 00\_04 Rev P1; 01\_01 Rev P1; 01\_02 Rev P1; 01\_03 Rev P1; 01\_04 Rev P1; 10\_01 Rev P1; 30\_01 Rev P1; 30\_02 Rev P1; 30\_03 Rev P1; 30\_04 Rev P1; 30\_05 Rev P1; 50\_01 Rev P1; 50\_02 Rev P1;  
Design and Access Statement by FT Architects dated December 2016; Heritage Assessment by Anthony Walker dated December 2016; Sustainability Statement Dated December 2016; BREEAM Preliminary Assessment by Abba Energy dated 22nd February 2017; Energy Statement by Abba Energy dated 22nd February 2017; Statement from Gerald Eve dated 22nd December 2016

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 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 policies 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: Site Location Plan 319\_00\_00 Rev P1; 00\_10 Rev P1; 00\_01 Rev P1; 00\_02 Rev P1; 00\_03 Rev P1; 00\_04 Rev P1; 01\_01 Rev P1; 01\_02 Rev P1; 01\_03 Rev P1; 01\_04 Rev P1; 10\_01 Rev P1; 30\_01 Rev P1; 30\_02 Rev P1; 30\_03 Rev P1; 30\_04 Rev P1; 30\_05 Rev P1; 50\_01 Rev P1; 50\_02 Rev P1; Design and Access Statement by FT Architects dated December 2016; Heritage Assessment by Anthony Walker dated December 2016; Sustainability Statement Dated December 2016; BREEAM Preliminary Assessment by Abba Energy dated 22nd February 2017; Energy Statement by Abba Energy dated 22nd February 2017; Statement from Gerald Eve dated 22nd December 2016

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

- 4 Before the development commences, details of secure and covered cycle storage area for 3x cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) as far as practical, evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the buildings provide flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 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.
- 3 Most permissions which add more than 100sqm of new floorspace or a new dwelling will be liable for the Mayoral and Camden Community Infrastructure Levies. These will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The Mayoral charge in Camden is £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. The Camden charge is £500 per sqm for new residential floorspace. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid

when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Yours faithfully

Supporting Communities Directorate

**DECISION**



Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/0045/L**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

4 May 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**27 Montague Street**  
**London**  
**WC1B 5BH**

**DECISION**

#### Proposal:

Change of use from hostel (sui generis) to 3x flats and associated internal alterations

Drawing Nos: Site Location Plan 319\_00\_00 Rev P1; 00\_10 Rev P1; 00\_01 Rev P1; 00\_02 Rev P1; 00\_03 Rev P1; 00\_04 Rev P1; 01\_01 Rev P1; 01\_02 Rev P1; 01\_03 Rev P1; 01\_04 Rev P1; 10\_01 Rev P1; 30\_01 Rev P1; 30\_02 Rev P1; 30\_03 Rev P1; 30\_04 Rev P1; 30\_05 Rev P1; 50\_01 Rev P1; 50\_02 Rev P1;

Design and Access Statement by FT Architects dated December 2016; Heritage Assessment by Anthony Walker dated December 2016

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

Executive Director Supporting Communities



2 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) All types of new internal door including jib doors, shown in the context of their installation, with fully annotated plan/section/elevation drawings at a minimum scale of 1:10.

b) All new windows, including new fanlights and sliding timber sash windows on the front elevation of the terrace with fully annotated plan/section/elevation drawings at a minimum scale of 1:10.

c) All types of new secondary glazing installation with fully annotated plan/section/elevation drawings at a minimum scale of 1:10

d) Details of all new extract fans/boiler flues to be fitted on external elevations showing general design, dimensions, materials, finishes and colour (product information and fully annotated plans/sections/elevations at a minimum scale of 1:5).

e) Details including fully annotated plan and section drawings at a minimum scale of 1:5 of typical fire and noise compartmentation (as applicable) between flats and around means of escape (which should avoid the removal of or screening of historic features)

f) Details including written method statements of any brickwork repairs including repointing (if applicable)

g) Typical details of all new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

h) Samples and/or manufacturer's details of new surfacing materials for the rear ground floor terrace (to be provided on site and retained on site during the course of the works).

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.

3 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.

4 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

**DECISION**