

Mr Graham Allison  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2017/4425/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

29 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**15 Montague Street**  
**London**  
**WC1B 5BJ**

Proposal:

Alterations to rear of hotel at ground floor level involving installation of a replacement retractable awning and of retractable glazed perimeter screens  
Drawing Nos: 50581/3, 50581/2C (dated 19.07.17), Site plan (dated Dec 14), Retractable awning specification (markilux 6000), Covering Letter, Design and Access and Heritage Statement (ref. PD11364/JE/GA)

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

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 50581/3, 50581/2C (dated 19.07.17), Site plan (dated Dec 14), Retractable awning specification (markilux 6000), Covering Letter, Design and Access and Heritage Statement (ref. PD11364/JE/GA)

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

#### Informative(s):

- 1 Reasons for granting permission-

The proposed development would include the replacement of an existing retractable awning as well as the existing glazed screening enclosing one of the terraces to the rear of the hotel. It is noted that the same works have already been completed to the next terrace along the rear frontage, between the next two sets of projecting orangeries.

The proposed awning would be of the same scale and construction as existing and the cover would be patterned to match that in existence on the next terrace along. The replacement of the existing degraded canopy is considered to be an improvement. The retractable screening proposed would match the existing in terms of height and siting but would allow for screens to be lowered when weather permits. The framing to the replacement screen would not be substantially different to existing and would be acceptable in this regard. The option to lower the screens in warmer months would improve both the usage of the terrace and the appearance of the rear from the adjoining private garden. The development would not result in any additional visual impact upon the adjacent private Bedford Estates enclosed garden area. Overall the development proposed is considered to preserve the character and appearance of the host listed building and wider conservation area.

Due to the siting, scale and design of the replacement screen and awning, they would not result in any detrimental impact upon the residential amenities of any adjoining occupier. The replacement screens would not raise any safety or security concerns to the hotel as confirmed by the Metropolitan Police.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming into this decision. Special regard has been paid to the desirability of preserving or enhancing the desirability of preserving the listed building, its setting and its features of special architectural or

historic interest, and the character or appearance of the Bloomsbury Conservation Area under s.66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies C5, D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 2012.

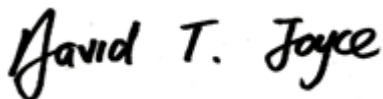
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce  
Director of Regeneration and Planning