

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

Application Ref: **2017/5207/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

29 November 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

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 installation of the screens would not involve any intervention into historic fabric (being bolted down into the concrete slab of the rear terrace only) and the replacement awning could utilise the existing brackets installed the rear elevation.

The proposed works are consequently not considered to result in any harm to the character, appearance or historic interest of the Grade II listed building. Similarly the works would not lead to any significant intervention into the historic fabric of the listed building.

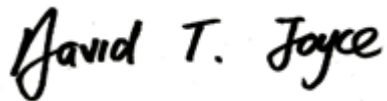
The proposal is considered to preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning