

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

Application Ref: **2017/5592/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

Hotel Montana
16-18 Argyle Square
LONDON
WC1H 8AS

Proposal:

Demolition and rebuilding of rear extensions (part-retrospective)

Drawing Nos: Site location plan, Existing Roof GA Plan 07 (drawing ref: 15-01-07), Existing Lower Ground Floor: GA Plan 01 (drawing ref: 15-01-01), Existing Ground Floor: GA Plan 02 (drawing ref: 15-01-02); Existing Halfway Floor: GA Plan 03 (drawing ref: 15-01-03), Existing First Floor: GA Plan 04 (drawing ref: 15-01-04), Existing Second Floor: GA Plan 05 (drawing ref: 15-01-05), Existing Third Floor: GA Plan 06 (drawing ref: 15-01-06), Existing Front Elevation 01 (drawing ref: 15-02-01), Existing Section 02 (drawing ref: 15-02-02), Existing Rear Elevation 03 (drawing ref: 15-02-03), Existing Section 04 (drawing ref: 15-02-04), Existing Section 05 (drawing ref: 15-02-05), Existing Section 06 (drawing ref: 15-02-06), Existing Section 07 (drawing ref: 15-02-07), Existing Section 08 (drawing ref: 15-02-08), Existing Section 09 (drawing ref: 15-02-09), Existing Section 10 (drawing ref: 15-02-10), Proposed Roof Plan: GA Plan 07 (drawing ref: 15-11-07), Proposed Lower Ground Floor Plan: GA Plan 01 (drawing ref: 15-11-01), Proposed Ground Floor Plan: GA Plan 02 (drawing ref: 15-11-02), Proposed Halfway Floor: GA Plan 03 (drawing ref: 15-11-03), Proposed First Floor: GA Plan 04 (drawing ref: 15-11-04), Proposed Second Floor: GA



Plan 05 (drawing ref: 15-11-05), Proposed Third Floor: GA Plan 06 (drawing ref: 15-11-06), Proposed Front Elevation 01 (drawing ref: 15-12-01), Proposed Section 02 (drawing ref: 15-12-02), Proposed Rear Elevation 03 (drawing ref: 15-12-03), Proposed Section 04 (drawing ref: 15-12-04), Proposed Section 05 (drawing ref: 15-12-05), Proposed Section 06 (drawing ref: 15-12-06), Proposed Section 07 (drawing ref: 15-12-07), Proposed Section 08 (drawing ref: 15-12-08), Proposed Section 09 (drawing ref: 15-12-09), Proposed Section 10 (drawing ref: 15-12-10), Planning, Design, Access and Heritage Statement prepared by JMS Planning & Development Ltd.

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:
Site location plan, Existing Roof GA Plan 07 (drawing ref: 15-01-07), Existing Lower Ground Floor: GA Plan 01 (drawing ref: 15-01-01), Existing Ground Floor: GA Plan 02 (drawing ref: 15-01-02); Existing Halfway Floor: GA Plan 03 (drawing ref: 15-01-03), Existing First Floor: GA Plan 04 (drawing ref: 15-01-04), Existing Second Floor: GA Plan 05 (drawing ref: 15-01-05), Existing Third Floor: GA Plan 06 (drawing ref: 15-01-06), Existing Front Elevation 01 (drawing ref: 15-02-01), Existing Section 02 (drawing ref: 15-02-02), Existing Rear Elevation 03 (drawing ref: 15-02-03), Existing Section 04 (drawing ref: 15-02-04), Existing Section 05 (drawing ref: 15-02-05), Existing Section 06 (drawing ref: 15-02-06), Existing Section 07 (drawing ref: 15-02-07), Existing Section 08 (drawing ref: 15-02-08), Existing Section 09 (drawing ref: 15-02-09), Existing Section 10 (drawing ref: 15-02-10), Proposed Roof Plan: GA Plan 07 (drawing ref: 15-11-07), Proposed Lower Ground Floor Plan: GA Plan 01 (drawing ref: 15-11-01), Proposed Ground Floor Plan: GA Plan 02 (drawing ref: 15-11-02), Proposed Halfway Floor: GA Plan 03 (drawing ref: 15-11-03), Proposed First Floor: GA Plan 04 (drawing ref: 15-11-04), Proposed Second Floor: GA Plan 05 (drawing ref: 15-11-05), Proposed Third Floor: GA Plan 06 (drawing ref: 15-11-06), Proposed Front Elevation 01 (drawing ref: 15-12-01), Proposed Section 02 (drawing ref: 15-12-02), Proposed Rear Elevation 03 (drawing ref: 15-12-03), Proposed Section 04 (drawing ref: 15-12-04), Proposed Section 05 (drawing ref: 15-12-05), Proposed Section 06 (drawing ref:

15-12-06), Proposed Section 07 (drawing ref: 15-12-07), Proposed Section 08 (drawing ref: 15-12-08), Proposed Section 09 (drawing ref: 15-12-09), Proposed Section 10 (drawing ref: 15-12-10), Planning, Design, Access and Heritage Statement prepared by JMS Planning & Development Ltd.

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

- 4 Full details in respect of the sedum green roofs in the areas indicated on the approved 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 A3, CC2, CC3, and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is for part-retrospective removal of three rear extensions and to rebuild them in line with the planning permission and listed building consent dated 30.11.16 refs 2016/0153/P & 2016/0495/L which allowed the previous rear wings to be altered with addition of rooflights and sedum roofs plus associated external and internal alterations to the main buildings. At time of site visit, the rear extensions are removed, but not rebuilt.

The application for rebuilding is indicated on the plans by blue hatching, and therefore only proposals in those areas are permitted by this decision.

The proposals are like-for-like rebuilds as approved by the previous permission, and there is no change in bulk, size, design or materials. Although new policies have been adopted in the Local Plan 2017 since the previous permission, which was assessed in the light of previous LDF policies, their objectives in terms of design and amenity have not materially changed, and thus the scheme remains acceptable in the context of current policy.

As such, the proposal to rear would not harm the character and appearance of the host building, neighbouring properties or Bloomsbury Conservation Area and it would preserve the special interest of the listed building. The alterations would have no impact on the neighbouring amenity in terms of daylight, sunlight, outlook or privacy. The same conditions as with the previous permission will be attached.

Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character and appearance of the conservation area, under s.66 and s.72 of the 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 policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and paragraphs of the National Planning Policy Framework.

- 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.
- 4 ENFORCEMENT ACTION TO BE TAKEN

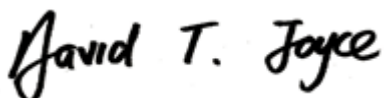
You are advised that the works hereby approved should be completed in their entirety not later than the end of six months from the date of this decision, failing which the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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