

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

Application Ref: **2017/6410/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent (Demolition) Granted and Enforcement Action to be Taken

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 Listed Building Consent (Demolition) 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 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.

- 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: 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.

- 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 corncicing 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 be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reason for granting consent.

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 consent, 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 consent, which was assessed in the light of previous LDF policies, their objectives in terms of design and heritage 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 and it would preserve the special interest of the listed building. The same conditions as with the previous consent 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, under s.16 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 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.

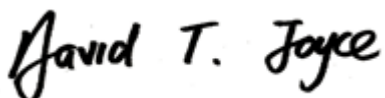
2 ENFORCEMENT ACTION TO BE TAKEN

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.

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