

Application ref: 2017/4112/P
Contact: Elaine Quigley
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Date: 15 May 2018

Development Management
Regeneration and Planning
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 and 1A Montague Street
London
WC1B 5BP

Proposal:
External and internal works including- replacement of ground and first floor windows on rear elevation of 1A; installation of replacement dormer window within the valley roofslope of 1A; installation of new stair within front lightwell to 1A; installation of flue and duct piping and associated 2.4m high timber screen and landscaping of the rear garden to the rear of no. 1 Montague Street; installation of railings to rear boundary wall of 1A; external lighting on rear and side ground floor elevations; cycle storage area within front vaults at 1 and 1A Montague Street.

Drawing Nos: Covering letter from Montague Evans dated 25th April 2018; Existing & Proposed Room Area Schedule produced by BPD dated June 2017; Garden Proposal report Photographic record produced by BDP dated June 2017; Window Schedule Rev C produced by BPD; Schedule of Protection of Historic Fabric; Protection of Existing Fabric Report; Door Ironmongery Schedule rev B produced by BDP dated 26 June 2017; Door Schedule rev C produced by BDP dated 23 June 2017; 1 and 1A Montague Street Refurbishment Scope of Works Rev C produced by BDP dated 24/04/2018; Fire Safety Strategy; Incident Report; Structural Report; Engineering Services Strategy Report; Planning and Heritage Statement produced by Montague Evans dated April 2018; Garden Landscape proposal prepared by BDP dated April 2018.
(00)AP001 rev B; (26)AP001 rev B; (26)AP002 rev B; (26)AP003 rev B; (26)AP004 rev B;

(26)AP005 rev B; (26)AP006 rev B; (26)AP007 rev B; (26)AE001 rev B; (26)AE002 rev B; (26)AE003 rev B; (26)AS001 rev B; (26)AS002 rev B; (26)AS003 rev B; (18)AP001 rev C; (18)AP002 rev C; (18)AP003 rev C; (18)AP004 rev C; (18)AP005 rev C; (18)AP006 rev A; (18)AP007 rev A; (18)AE001; (18)AE002 rev A; (18)AE003 rev A; (18)AS001 rev A; (18)AS002 rev A; (18)AS003 rev A; (15)AP001 rev D; (15)AP002 rev D; (15)AP003 rev D; (15)AP004 rev D; (15)AP005 rev D; (15)AP006 rev C; (15)AP007 rev D; (15)AE001 rev D; (15)AE002 rev C; (15)AE003 rev D; (15)AS001 rev B; (15)AS002 rev B; (15)AS003 rev B; (27)AP001; (27)AD001; (31)AD001 rev A; (31)AD002 rev A; (32)AD001 rev B; (32)AD002 rev B; (32)AD003; (35)AP001 rev B; (35)AP002 rev B; (35)AP003 rev B; (35)AP004 rev B; (35)AP005 rev B; (41)AD001; (41)AD002; (41)AD003 rev B; (50)AD002 rev B; (50)AD100; (50)AD101; (50)AD008 rev B; (50)AP001 rev A; (50)AP002 rev B; (50)AP003 rev B; (50)AP004 rev B; (50)AP005 rev B; (70)AD011 rev C; (70)AD012 rev C; (70)AD013 rev C; (70)AD014 rev C; (70)AD015 rev C; (70)AD016 rev C; (70)AD017 rev C; (70)AD018 rev C; (70)AD019 rev C; (70)AD020 rev C; (70)AD021 rev C; (70)AD022 rev C; (70)AD023 rev C; (70)AD024 rev C; (70)AD025 rev C; (70)AD026 rev C; (70)AD027 rev C; (70)AD028 rev C; (70)AD029 rev C; (70)AD030 rev C; (70)AD031 rev C; (70)AD032 rev C.

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:

(00)AP001 rev B; (26)AP001 rev B; (26)AP002 rev B; (26)AP003 rev B; (26)AP004 rev B; (26)AP005 rev B; (26)AP006 rev B; (26)AP007 rev B; (26)AE001 rev B; (26)AE002 rev B; (26)AE003 rev B; (26)AS001 rev B; (26)AS002 rev B; (26)AS003 rev B; (18)AP001 rev C; (18)AP002 rev C; (18)AP003 rev C; (18)AP004 rev C; (18)AP005 rev C; (18)AP006 rev A; (18)AP007 rev A; (18)AE001; (18)AE002 rev A; (18)AE003 rev A; (18)AS001 rev A; (18)AS002 rev A; (18)AS003 rev A; (15)AP001 rev D; (15)AP002 rev D; (15)AP003 rev D; (15)AP004 rev D; (15)AP005 rev D; (15)AP006 rev C; (15)AP007 rev D; (15)AE001 rev D; (15)AE002 rev C; (15)AE003 rev D; (15)AS001 rev B; (15)AS002 rev B; (15)AS003 rev B; (27)AP001; (27)AD001; (31)AD001 rev A; (31)AD002 rev A; (32)AD001 rev B; (32)AD002 rev B; (32)AD003; (35)AP001 rev B; (35)AP002 rev B; (35)AP003 rev B; (35)AP004 rev B; (35)AP005 rev B; (41)AD001; (41)AD002; (41)AD003 rev

B; (50)AD002 rev A; (50)AD100; (50)AD101; (50)AD008 rev B; (50)AP001 rev A; (50)AP002 rev B; (50)AP003 rev B; (50)AP004 rev B; (50)AP005 rev B; (70)AD011 rev C; (70)AD012 rev C; (70)AD013 rev C; (70)AD014 rev C; (70)AD015 rev C; (70)AD016 rev C; (70)AD017 rev C; (70)AD018 rev C; (70)AD019 rev C; (70)AD020 rev C; (70)AD021 rev C; (70)AD022 rev C; (70)AD023 rev C; (70)AD024 rev C; (70)AD025 rev C; (70)AD026 rev C; (70)AD027 rev C; (70)AD028 rev C; (70)AD029 rev C; (70)AD030 rev C; (70)AD031 rev C; (70)AD032 rev C.

Covering letter from Montague Evans dated 25th April 2018; Existing & Proposed Room Area Schedule produced by BPD dated June 2017; Garden Proposal report Photographic record produced by BDP dated June 2017; Window Schedule Rev C produced by BPD; Schedule of Protection of Historic Fabric; Protection of Existing Fabric Report; Door Ironmongery Schedule rev B produced by BDP dated 26 June 2017; Door Schedule rev C produced by BDP dated 23 June 2017; 1 and 1A Montague Street Refurbishment Scope of Works Rev C produced by BDP dated 24/04/2018; Fire Safety Strategy; Incident Report; Structural Report; Engineering Services Strategy Report; Planning and Heritage Statement produced by Montague Evans dated April 2018; Garden Landscape proposal prepared by BDP dated April 2018.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The submitted condition survey of the building establishes that the main roof requires both repair and alteration. Unfortunately the main roof and its rainwater drainage have been insufficiently maintained, particularly at No 1a. As a result there has been water ingress via the central roof valley gutter, harming plaster

ceilings and walls at third floor level. It is therefore proposed to raise and widen the central gully so that it has increased rainwater capacity, together with the provision of additional drainage. This approach is supported including the proposed detailed design.

Railing repairs and the installation of new railings at the rear of the property are necessary. The addition of new lightwell railings to the rear is supported for health and safety reasons, as per the detailed drawing submitted. The conservation-led repair of front boundary railings and balcony screens is welcomed.

The replacement of non-original windows at the rear will enhance the building's period character as well as the conservation area context. The rear of No 1a underwent a number of changes in the post-war period, including the installation of steel-framed windows which are out-of-keeping with the period character of the building. The reinstatement of traditionally-designed, single-glazed timber sash windows, adhering to traditional proportions and dimensions is welcomed. It is considered that the detailed design is satisfactory, as per the detailed drawings submitted. The structures such as valley dormer window, lightwell staircase, cycle storage and light fittings are all acceptable in design and location.

The discreet siting of duct pipework and screen enclosure in the rear gardens of No 1 and No 1a does not compromise the setting of the listed buildings and of neighbouring buildings, or the character and appearance of the conservation area.

In conclusion, the proposals to upgrade the two grade II listed townhouses for 21st century office use are supported, allowing the buildings to be fully repaired and reused to avoid their addition to the Heritage at Risk Register.

The proposed works would not have an adverse impact on the amenity of neighbouring occupiers and would be considered acceptable.

During the course of the application, the changes to remove the VRF system has reduced the amount of pipework and thus external condenser units would no longer be required. This element of the scheme has been omitted from the proposed drawings. The proposed ducting is considered acceptable as it is capable of complying with Council noise standards and not harm local amenity.

The proposal would include a compact bike rack providing 3 cycle spaces in the basement vault of no 1a. There is no requirement to provide additional cycle parking as part of the proposal, thus this additional secure cycle parking area for 3 bikes is welcomed.

Given the nature and scale of the proposed works, it is considered that a Construction Management Plan would not be required in this instance.

- 2 No trees would be removed as part of the proposal. The landscaping of the rear garden is considered acceptable in design and biodiversity terms and no additional details would be required for approval.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to the determination of the application.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, T1 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

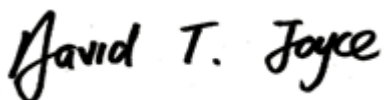
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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