

Kate Falconer-Hall
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/4724/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

15 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; various internal works including replacement internal doors, creation of new openings at first, second and third floors, new partitions, installation of new servicing, service risers, new suspended lighting, and fire safety upgrades.

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 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.

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:

(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: 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.

- 4 A written specification/method statement justifying all proposed damp proofing and tanking works, and plans indicating the extent of the proposed works shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Notwithstanding the details of the locations of the radiators shown on the approved ground and first floor plans, detailed drawings 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) 1:50 scale layout floor plans of radiators and associated pipework routes;
 - (b) elevations showing radiators at 1:10/ 1:20 on internal elevations;
 - (c) sections showing notching at minimum scale 1:5 (all fully annotated).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 Prior to the commencement of the relevant part of the works, a full structural engineers' report and method statements for repairs to no. 1 shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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-

Structural issues: A visual inspection of the rear wall of No 1, both internally and externally, has revealed that there has been notable structural movement of the back wall. Internally the building has been propped up. The extent of damage is supported in a recent structural condition report, which forms the baseline for remedial works. Method statements should be drawn up outlining structural repairs. A condition is thus attached requiring full structural engineers' report and method statements for repairs to no. 1 to be submitted.

Where internal cracking occurs, such as around the spinal wall of No 1, monitoring and investigation have proven that movement is historic rather than recent. Structural engineer's drawings and a written report have been submitted which satisfactorily covers all necessary structural interventions to stabilise the buildings and enable the statements covering structural repairs to be drawn up and submitted to the Council for consideration.

Internal alterations: The interiors of Nos 1 and 1a are considered to be particularly fine. This is due to a number of factors, including interesting plan form, the retention of historic fittings and fixtures, plus a high standard of intricate decorative plasterwork and joinery throughout each building.

- 2 The retention of original cellular plan form of each house, albeit historically inter-linked, is legible so the office spaces read as occupying historic spaces characterised by well-preserved decorative plaster and joinery work. The reinstatement of historic openings is supported, such as between the first-floor front and rear rooms at No 1, where the former opening is evident due to the survival of architraving.

It is intended to create openings at various upper levels in the spinal wall between the front and rear rooms at No 1A. The dimensions and proportions of these openings allow the retention of nibs which are in keeping with the spatial qualities of the existing rooms.

The installation of WC clusters in secondary areas of the building such as the basement and ancillary areas of the ground floor, maximising the use of vertical service routes, is supported.

It is planned to upgrade the building with new M&E services for its continued uses as offices into the 21st century. It is essential that all new services are sensitively integrated into the historic interiors, with no harm caused to historic features or the spatial character of principal rooms. The approach to locate plant, electrical distribution boxes and other larger items in secondary areas such as the basement is supported. It is also acceptable to adapt the decommissioned lift shaft on the southern flank wall of No 1a to incorporate service risers. The Council has negotiated with the applicant regarding the creation of an internal riser in the rear section of No 1. Given the unusual planform of no. 1 and the fact that it is particularly well preserved, it is conceded that a service riser is necessary in this position to ensure continued occupation of the office use into the 21st century. Several alternatives were considered including running the services for both buildings from 1A. The least obtrusive option of 3 options was taken forward. The riser would be as small as possible, sited in the least conspicuous position and would involve the least possible loss of historic fabric. Detailed drawings regarding design and materials have been submitted during the course of the application. No conditions relating to this aspect of the proposal are therefore required. The second vertical riser has been agreed in principle as an exception in listed building terms. This is because there is a degree of harm arising from the loss of historic fabric in the principal rear rooms at ground and first floors (and to a certain extent at second floor level). However, to have just one riser for both buildings at No 1A would require the extensive routing of services horizontally across the two buildings compromising the floor structure. The scheme has been carefully designed to minimise the use of surface-mounted trunking including at dado level.

- 3 Whilst radiators directly behind full height piano-nobile windows in the front elevations are to be avoided, the acceptability of positioning radiators either side of chimney breasts in principle rooms as is shown on the proposed drawings for both Nos 1 and 1a is questioned. A condition would be attached to any permission requesting detailed plans, elevations and sections of all new radiators and associated pipework, and notching details on the ground and first floor levels to be submitted to the Council for approval.

The proposed internal decorative works are sympathetic to the well-preserved historic interiors. The application seeks to sensitively restore a number of historic decorative features, in particular ceiling plasterwork and joinery details in principal rooms.

External works: The submitted condition survey of the building establishes that the main roof requires both repair and alteration. It is therefore proposed to raise and widen the central gulley 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 conservation-led repair of front boundary railings and balcony

screens is welcomed. The addition of new lightwell railings to the rear is supported for health and safety reasons.

The siting of pipework and associated timber enclosure in the rear gardens of No 1 and No 1a does not compromise the setting of the listed buildings.

It is essential that in terms of colour scheme and general approach all external redecoration works complement the existing buildings and the wider terrace and conservation area context. The works seek to improve the quality and condition of the external envelope, in relation to window and door decoration, railings and other elements and shall be in keeping with the established paint colours in the wider grade II listed terrace.

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

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

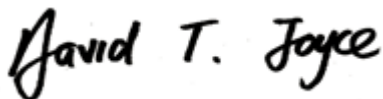
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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