

Kate Falconer Hall  
Montagu Evans  
5 Bolton Street  
W1J 8BA

Application Ref: **2018/2917/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

16 August 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**1 & 1a Montague Street**  
**London**  
**WC1B 5BH**

Proposal:  
Approval of Details for Condition 5 (a) (layout floor plans of radiators and associated pipework routes), 5 (b) (internal elevations showing radiators), (c) (sections showing notching) of Listed Building Consent ref 2017/4724/L (External and Internal Works) granted on 15/05/2018.

Drawing Nos: Drawing Nos: Site Location Plan; 180620\_1-1A MS - Report & Proposed Drawings Part 1/ Part 2/ Part 3/ Part 4.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building):



This application is to discharge Condition 5 (a) (layout floor plans of radiators and associated pipework routes), 5 (b) (internal elevations showing radiators), 5 (c) (sections showing notching) of Listed Building Consent ref 2017/4724/L (External and Internal Works) granted on 15/05/2018.

Condition 5 requires that, 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 submitted mechanical and electrical-based report and associated drawings show that the proposed positions of radiators, pipework routes and necessary notching to floor joists will be sensitive to the character of the two interlinked historic buildings and their layout and will involve minimal interventions to historic fabric.

The works will therefore cause no harm to the special interest of the grade II listed building.

No public consultation was necessary for 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 special interest of the listed building, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

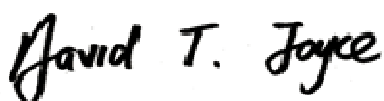
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to Listed Building Consent ref 2017/4724/L (External and Internal Works) granted on 15/05/2018, which need details to be submitted, have been approved.

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