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Planning and Development
London Borough of Camden
5 St Pancras Square
London

Submitted online only via the planning portal: PP-07374612

Dear Sir/Madam

**1 AND 1A MONTAGUE STREET, LONDON, WC1B 5BP
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT
PROPOSED EXTERNAL BOILER FLUES**

On behalf of the Trustees of the British Museum (the Applicant), please find enclosed an application for full planning permission and listed building consent for the erection of two new flues to be erected at 1 and 1a Montague Street, WC1B 5BP. Both properties at numbers 1 and 1a Montague Street are included on the statutory list at grade II, and lie within the Bloomsbury Conservation Area.

The description of development is as follows:

'Addition of two external flues and associated works to 1 and 1a Montague Street to comply with Building Regulations.'

Background to the application

This application for Planning Permission and Listed Building Consent is submitted further to the consented applications 2017/4112/P and 2017/4724/L for the refurbishment of the buildings pursuant to their continued use as offices (B1a), including the upgrade of services, and necessary remedial works.

During the determination process for those applications, the British Museum and Camden Planning Authority agreed an alteration to the project scope to remove the VFR heating and cooling system servicing originally

proposed for the buildings. Radiator heating was therefore re-introduced, and forms part of the package of works consented under the 2017 applications.

This being the case, the consented heating system requires flues to be introduced externally to the buildings in order to meet the required standards in the Clean Air Act guidelines and IGEM/UP/10. These have been designed sensitively to re-use existing penetrations where possible and to be visually unobtrusive. This document justifies the requirements for the flues, and sets out the design process for their proposed location.

Prior to the present programme of works, the properties were previously heated with radiators through one single boiler, the flue to which was located on the south elevation of 1A Montague Street and is shown in the (26) series of drawings submitted with this Application. The existing flue is a large, unattractive feature, which will be made redundant by the upgrade to heating provision, and can thus be removed from the exterior of the listed building and replaced with the now proposed, more discreet flue.

Submission documents

The submission comprises the following:

1. A completed application form;
2. Covering Letter including Heritage Statement (this letter);
3. Site Location Plan (Ref. (00)AP001);
4. Drawings (Refs. (15)AE003, (15)AP001, (15)AP002, (15)AP007, (18)AE003, (18)AP001, (18)AP002, (18)AP007, (26)AP001, (26)AP002, (26)AP007, (41)AD003, (41)AD005, (50)AP002);
5. 1-1A MS New Flue Design and Access Statement, BDP; and
6. 1-1A Boiler Flue Installation, Ref. DN001, Frankhams.

Heritage Statement inclusive of Statement of Significance

The Glossary at Annex 2 to the NPPF (2018) provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting. Significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

We are also aware of relevant best practice guidance, including:

- Historic England's Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic England's Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets (2017);
- Conservation Principles: English Heritage (2008); and
- Bloomsbury Conservation Area Appraisal and Management Strategy (2011).

A comprehensive appraisal of each of the buildings and an assessment of their significance and contribution to the Bloomsbury Conservation Area is set out in the Montagu Evans Planning & Heritage Statement accompanying applications 2017/4112/P and 2017/4724/L, and reference should be made to that document for a full assessment. We have had regard to that document in providing an assessment of the significance of 1 and 1a Montague Street, and of the Bloomsbury Conservation Area according to the values set out in the NPPF, and summarise the salient points in this letter.

1 and 1a Montague Street

1 and 1a comprise two Grade II statutorily listed buildings on the west side of Montague Street. These were combined internally as part of a 1980s package of works to adapt the properties for use as ancillary space for the British Museum. The two buildings were part of two separate phases of construction, and are covered by two separate entries on the statutory list ('1-11 Montague Street' and 'Number 30 and attached railings and lamps'). 1a formerly incorporated a banking hall to the rear, which has been reused as the Hirayama Conservation Studio.

Architectural Interest

The principal elevations of the properties retain classical proportions and detailing which contribute to the uniform appearance of the terraced development in the area. These retain their original brickwork, fenestration

arrangement, entrances at ground floor and cast iron railings at ground level with balconies to the upper floors. These are of architectural and artistic interest for their appearance as part of the range of early 19th century terraced properties on the west side of Montague Street. No. 1a retains its original cast iron railings with urn finials, and has an attractive façade which complements the adjoining terrace at nos. 1-11. The property has an adjoining blocked doorway to the south, which was formerly the entrance to the waiting room and banking hall at the rear.

The rear elevation shows contrasting brickwork at the upper two storeys, though the date of this is unclear. A single storey modern infill building has been added to the rear of 1a Montague Street, and is of no particular intrinsic interest.

To the interior, the historic plan form of both properties remains legible internally, in spite of the later alterations and new entrances. Both retain their original cantilevered staircases with balusters and handrails, and there is good survival of cornices throughout. The lower ground floors in each property possess less architectural interest.

Historic Interest

1 Montague Street is of historic interest as an early 19th century terraced building which was constructed as part of the main phases of speculative development in Bloomsbury. The building is also associated with James Burton, a prolific Georgian architect known for his elegant terraces and squares.

1a Montague Street is of some local historical interest for its association with the former Bloomsbury Savings Bank. The house is no longer associated with the former banking hall, which is part of the British Museum complex. The properties' association with the British Museum makes some contribution to their historical interest, as an institution of international renown.

Bloomsbury Conservation Area

The Bloomsbury Conservation Area is situated between Euston Road in the north, and Lincoln's Inn Fields in the south. Development in the area began in the second half of the 17th century, and the area retains some buildings from this early phase of development. Later built form is varied, consisting predominantly of 18th and 19th century townhouses and, most obviously, institutional and landmark buildings such as those associated with University College London and the British Museum. The historic presence of these establishments has contributed to the cultural interest of the area, which is further enhanced by its former occupants, who include the famous 'Bloomsbury Group' of early 20th century artists and intellectuals.

The Bloomsbury Conservation Area as a whole derives its special interest from its surviving early street pattern, which is laid out in a rectilinear form with straight streets leading to open squares, which are often landscaped. The dominant architectural form is the townhouse, with some early 17th and 18th century examples surviving alongside later 19th century properties, though a large proportion have been adapted during the 20th century for office or other uses.

1 and 1a Montague Street are within a sub-area identified in the Appraisal (2011) as the Bloomsbury Square Area. The Appraisal describes the terrace on the west side of Montague Street as having "its own uniform townscape with a high sense of enclosure created by the 1800s terraces on its east and west sides, all of which are listed grade II... the strong visual consistency derives from the repeated identical frontages."

The front elevations of the buildings make a positive contribution to the character and appearance of the Conservation Area, and contribute to the legible, historic layout of Montague Street.

The rear yard space, whilst within the Conservation Area, is not visible in any public views, and does not make a meaningful contribution to the character or appearance of the Bloomsbury Conservation Area as a whole.

The Proposals

The flues that are to serve each of the properties at 1 and 1a Montague Street comprise a stainless steel flue system, 200mm in diameter, which discharges with an open top stub extending 500mm above the existing plant screen to no. 1, and 500mm above the adjacent wall at 1a. The different options for each flue location have been carefully considered by the design team to comply with Building Regulations whilst minimising the impact on the fabric and appearance of the listed buildings.

The flues are necessary to serve the operations of the building, by enabling its use as heated office accommodation.

The flue routes have been designed with careful consideration given to their installation being the least intrusive solution possible, whilst still meeting the design requirements of the statutory guidance (British Standard) and the good practice guidance given within IGEM/UP/10 Edition 4.

Assessment of the Proposals

BDP have looked at different options for the location and orientation of the flues. The installation of the new flue on the listed building in fact replaces an existing flue on the exterior of the listed building. This will facilitate the office use of the building consistent with its ongoing refurbishment.

Flue location to 1 Montague Street

As the two properties were previously conjoined, there was no separate boiler provision for No. 1. The boiler is thus located in a vault at the rear of the building, and will not be visible from street level. Options considered for the flue location plan are presented in the DAS by BDP architects and Design Note by Frankhams, which are submitted with this application.

Whilst this would be visible, the flue would replace an existing, larger flue, and the positioning from the rear vault of 1 Montague Street along the Hirayama Conservation Studio will eliminate the need for the flue to be attached to the historic elevation of 1 Montague Street. Where possible, the flue to no. 1 is screened by the existing plant enclosure.

The new flue would thus provide a net improvement to the appearance of the space, being sensitively located and facilitating the removal of an unattractive existing feature. As noted, the new flue is also necessary to meet the safety standards required for the consented form of heating at the building.

Flue location to 1a Montague Street

The flue to 1a Montague Street will reuse an existing opening from the plant room in the external yard to the south, which will minimise both the need for intrusive works, and views towards the proposed flue, which will not be seen in any public views. As with that at no. 1, the new flue is also necessary to meet the safety standards required for the consented form of heating at the building.

The salient policy provisions are **Policies D1 (Design)** and **D2 (Heritage)** of the Camden Local Plan (2017).

As required at Part 'o' of Policy D1, the proposals will carefully integrate building services equipment, causing minimal intrusion to heritage and visual receptors.

The proposed flues have been sensitively located, re-using existing service runs where possible, and making use of screening provided by the existing buildings and service enclosure. The flues will not cause harm to the special architectural and historic interest of the listed buildings, and will preserve the character and appearance of the Bloomsbury Conservation Area and thus meet the policy requirements at Policy D2.

Closing

We trust that this material is complete. Should you require any further information to validate the application or have any queries, please do not hesitate to contact Kate Falconer Hall at this office (kate.falconerhall@montagu-evans.co.uk, 02073127466).

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

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