

PD11356/JB/KFH
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Planning and Development
London Borough of Camden
5 St Pancras Square
London

Submitted online only via the planning portal: PP-07501166 and PP-07500896

Dear Sir/ Madam

1 AND 1A MONTAGUE STREET, LONDON, WC1B 5BP

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED) – SECTION 19
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 73**

**APPLICATION FOR A NON-MATERIAL AMENDMENT TO CONSENT 2017/4112/P
AND VARIATION OF A CONDITION 2017/4724/L**

On behalf of the Trustees of the British Museum (the Applicant), please find enclosed an application for a non-material amendment and an amendment to the listed building consent for the refurbishment of the properties 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.

Background to the Application

This application is submitted further to the consented applications 2017/4112/P and 2017/4724/L for the refurbishment of the buildings to facilitate their continued use as offices (B1a), including the upgrade of services, and necessary remedial work.

Since consent was granted, the design proposals for the building have developed as a result of construction and investigative works carried out as part of the implementation process.

This being the case, there are seven changes to the consented proposals which are now required, and we therefore seek to amend the existing planning permission and listed building consent to reflect these changes.

These changes are:

- Addition of a fire curtain above a lower ground floor door at 1a Montague Street;
- Addition of access panels to the corner risers at ground and first floor levels at 1 Montague Street;

- Addition of a cast iron vent to the underside of the external stairs in the lightwell to the south of 1 Montague Street;
- Reduction in the size of openings in timber stud walls to preserve their structural integrity at second and third floor level in 1 and 1a;
- Four new penetrations through the roof in the rear single storey extensions to 1 and 1a;
- Addition of a new door to blocked opening in existing stair cupboard at second floor level at no. 1; and
- Augmentation of roof gutters to address flooding problem at 1a, omitting replacement of dormer window and addition of a new rainwater pipe at third floor level.

These changes, and the rationale behind them, are detailed in the drawings submitted with this application and prepared by BDP.

Additionally, we provide a schedule of other items, which are not material and we are of the view, do not believe need listed building consent. Nonetheless, these have been included for completeness, as amendments to the consented scheme which have come out of practical construction and site investigations. These amendments are shown on the drawings submitted with this application bubbled in green and with corresponding references to the schedule prepared by BDP.

Below, we provide a list of the documents submitted with this application, a brief synthesis of the buildings' significance, and an assessment of the proposals.

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. Schedule of Changes Post Consent, produced by BDP;
5. Drawings (references detailed on Schedule of Changes).

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 (2008); and

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011).

A comprehensive appraisal of 1 and 1a Montague Street, an assessment of their significance and contribution to the Bloomsbury Conservation Area is set out in the Montagu Evans Planning and 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 forming our 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 1as 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.

Assessment of the Proposals

Following the granting of consent in May 2018, construction and investigative works have brought to light a number of issues which need to be addressed, and will require amendments to the original planning permission and listed building consent.

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

We consider that these works will have no effect on the intrinsic heritage value or appreciation of the listed buildings, or their appreciation. Similarly, the special character and appearance of the Bloomsbury Conservation Area would not change. The revised proposals would still meet the policy requirements, as well as the statutory duty at Sections 16(2) and 72(1) of the 1990 Act.

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 LLP