

Application ref: 2018/4885/P  
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Date: 25 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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FT Architects Ltd  
FT Architects Ltd Hamilton House WC1H 9BB

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**23-24 Montague Street  
London  
WC1B 5BH**

Proposal:

Replace window at rear ground floor level with French doors and metal steps to garden associated with installation of railings to existing lightwell.

Drawing Nos: Site Location (333\_100\_100); Existing Drawings (333\_01\_09); Proposed Railings To Rear Garden (333\_500\_14); Proposed Drawings (333\_500\_09 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 policy 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 [Site Location (333\_100\_100); Existing Drawings (333\_01\_09); Proposed Railings To Rear Garden (333\_500\_14); Proposed Drawings (333\_500\_09 Rev C)].

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposal would see the alteration of a window serving a ground floor level room within the rear outrigger with doors which would open out onto a new metal staircase accessing the garden.

These alterations, by virtue of their limited intervention to the fabric of the building (no change to width of structural opening), detailed design and location at rear lower / ground floor level, are considered sympathetic.

The installation of the staircase to the rear would represent a lightweight and limited addition.

Within this context, the proposed alterations are considerate appropriate to the character and appearance of the special architectural and historic interest of the building and the surrounding conservation area.

Special regard has been attached to the desirability of preserving the building

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

The replacement of the window to door within an existing opening, along with the limited opportunity for overlooking as a result of the new staircase would not result in a detrimental loss of privacy to neighbouring occupiers. The low level position of the new staircase would not result in a detrimental loss of light or outlook to neighbouring occupiers.

The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, the National Planning Policy Framework 2018 and the Bloomsbury Conservation Area appraisal and management strategy.

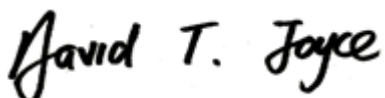
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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