

Application ref: 2018/5254/L
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 25 January 2019

Development Management
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FT Architects Ltd
FT Architects Ltd Hamilton House WC1H 9BB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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: 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.

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 listed building consent

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 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 (ERR) 2013.

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.

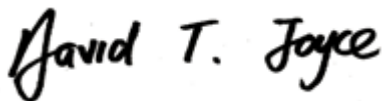
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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

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